



TOWN OF PALM BEACH

Building and Zoning Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, JUNE 27, 1990 AT 12:30 P.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The June 27, 1990 Architectural Commission was called to order at 12:30 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Lesly Smith, Member
John Schuler, Member
Joanna Frost-Golino, Member
Laurel Baker, Alternate Member

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

ABSENT: Jane R. Grace, Member
Jorge Sanchez, Member
Marie Hope, Member
Leighton Rosenthal, Alternate Member
Jesse Newman, Alternate Member

RECORDING SECRETARY: Mary A. Pollitt

III. Approval of Minutes of May 23, 1990 Meeting.

MOTION MADE BY MR. SCHULER TO APPROVE THE MINUTES.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

IV. Project Review

Mr. Moore recapped the events that have led to the condition of the Koch property at 1616 South Ocean Boulevard. The applicant received permission from the Town Council to demolish more than

fifty per cent of the structure after the house was determined to be structurally damaged. Originally, the owner had intended to rebuild the house. Presently, Mr. Doyle Rogers, attorney for the owner, has requested permission from the Building Department to demolish what is left of the original structure. Since the demolition will not be subject to ARCOM Mr. Moore reported this sequence of events to the Commission for informational purposes.

A. Deferrals and Continuations: Minor and Major Projects.

B6-90 Addition and Remodeling

Applicant: Mr. and Mrs. Holden Luntz
Address: 234 Seminole Avenue
Architect: SKA Architect + Planner
Project Description: Remodeling and addition to the existing residence.

The architect requests deferral until the July meeting.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B20-90 Addition and Remodeling

Applicant: 1616 South Ocean Beach, Inc.
Address: 1616 South Ocean Boulevard
Architect: Stephen J. Ginocchio
Project Description: Upper level addition, new gates, drives and parking courts

The architect requests this project be removed from the agenda.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B27-90 Second story addition

Applicant: John Raimondi
Address: 1420 North Ocean Boulevard
Architect: Gene Pandula
Project Description: Second story addition

The project was deferred from the May meeting.

Gene Pandula is the new architect for the project. He submitted new drawings for the project. The design has been changed. The new submittal has the same footprint and dining room addition as the original one had. A white flat cement tile roof has been added. The roof has two pitches; 7/12 and 5/12. The facade of the residence would be white stucco with coquina stone bands.

Mr. Pandula presented photographs of the houses in the area and described the area as "architecturally mixed".

Mr. Frank read a letter from Mr. E. W. Jackson, 111 Reef Road, objecting to the style of the house. (The new design was not available for Mr. Jackson or his daughter, Mrs. Olivia Jackson Geyer, to review before the meeting.)

Mr. Smith asked that Mr. Pandula provide a set of plans for Mrs. Geyer to review at the meeting.

Mr. Schuler commented the structure was "overwhelming" for that lot.

Mr. Pandula replied the lot drops off six to eight feet in the back of the residence and is not as visible as the front of the house. The addition is in the rear of the house. He added all heights and setbacks conform to the Town ordinances.

Mrs. Smith added that all houses in the area are one story houses.

Mrs. Frost-Golino liked the design of the house but thought it is in the wrong location in terms of mass as it relates to the other neighboring properties.

A discussion followed on the pitch of the roof and other possible ways to lessen the appearance of mass.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT TO RESTUDY THE "MASS" OF THE STRUCTURE.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

Mr. Raimondi asked the Commission to review a landscape plan for the pool area.

A detailed landscape plan was presented that included the 15% Xeriscape requirement by the Town.

Mrs. Smith suggested the neighbors review the landscape plan before the Commission voted on the issue. Mr. Smith suggested some changes may be made in it to accommodate the screening of the addition to the house in lieu of the objection made by the neighbors.

MOTION MADE BY MRS. SMITH TO DEFER THE LANDSCAPE PLAN UNTIL THE NEIGHBORS HAVE REVIEWED IT.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B28-90B New Construction

Applicant: The Wells Road Land Company
Attorney: Peter S. Broberg
Address: 131 Wells Road
Architect: Don Boitnott
Project Description: Construct new residence

The project was deferred from the May meeting to restudy the garage entrance (facing the street).

The Building & Zoning Department had received a request to defer the project.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL JULY.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

Mr. Broberg was present at the meeting and requested the project be heard.

MOTION MADE BY MR. SCHULER TO RECONSIDER THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

Mr. Boitnott presented a new elevation drawing with a revised garage location. The garage still faces Wells Road but is less visible because the garage has been shifted back.

Mr. Schuler and Mr. Smith commented the change was an improvement.

The air conditioning units are located on the roof, and a stairway has been added to reach these units. A discussion followed by the Commission members and Mr. Moore on the placement of these units. The roof, as shown, with the stairs could be construed as a third floor "sun roof" area. The members also commented the outside stairs were not an enhancement to the structure. Units on the roof may be the source of roof problems and/or leaks.

Mr. Smith noted that the pool pavilion is higher than the two story addition to the house.

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

CONDITIONS THE AIR CONDITIONING EQUIPMENT BE LOCATED AT GROUND LEVEL; THE ROOF HEIGHT OF THE POOL PAVILION BE REDUCED TO THE SECOND FLOOR LEVEL; AND THE STAIRWAY FROM THE SECOND FLOOR TO THE ROOF BE OMITTED.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

A43-90 Shutters

Applicant: Paul Chase
Address: 10 Middle Road
Contractor: Folding Shutter Corporation
Project Description: Install one pair, white, aluminum, non-electric folding accordion shutters

The project was deferred from the May meeting.

MOTION MADE BY MRS. SMITH TO DEFER THE PROJECT TO THE END OF THE MEETING TO BE HEARD WITH OTHER PROJECTS FROM THE SAME CONTRACTOR.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

The project was heard at the end of the meeting.

Angelo Avena and Howard Hemstreet presented a site plan of the property and photographs of the residence.

The white, accordion shutters fold back to a width of one inch for each foot of shutter.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A44-90 Awning

Applicant: Tomoko Gallery
Address: 313-A Worth Avenue (Via Petite)
Contractor: South Florida Awning Company
Project Description: Awning

The project was deferred from the May meeting.

No one was present to represent the applicant at the meeting.

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

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

No one was present at the end of the meeting.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B5-90 Addition

Applicant: Mr. and Mrs. Alfonso Fanjul, Jr.
Address: 1161 North Lake Way
Architect: John B. Gosman
Project Description: Changes to previously approved project;
second floor addition

The project was deferred from the May meeting for restudy.

No one was present to represent the applicant at the meeting.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT UNTIL THE JULY MEETING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B40-90 New Residence

Applicant: William A. Meyer, President
Palm Beach Land Investments, Inc.
Address: Lot 3, Plat of Graham Eckes Academy
Architect: Kenneth J. Hirsch
Project Description: New Regency style residence

The project was deferred from the May meeting to restudy the design and incorporate the suggestions of the Commission members.

Denise Meyer recapped the project for the Commission members. She presented an elevation drawing showing the change in the window height. The windows are one foot higher than previously shown. The banding has been reduced proportionately.

Mrs. Frost-Golino complimented Mrs. Meyer on the improvement to the facade but questioned the parapet wall design. Mrs. Meyer replied a frieze board has been added.

A discussion followed concerning the south elevation of the house

facing Cherry Lane. Mrs. Smith and Mrs. Frost-Golino agreed the north and south elevations of the house have the appearance of two differently styled houses. Mrs. Smith suggested the three sides of the house visible from streets be of a similar style. The south elevation of the house contains a large amount of glass. The house plan has the maximum allowable lot coverage and a variance would be required. Mr. Moore commented the Town Council has required a minimum six foot hedge is required for site screening on Cherry Lane. The Commission members discussed the visibility of the facade above the six foot hedge screening.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT WITH THE SUGGESTION AN ATTEMPT BE MADE TO COORDINATE THE DESIGN OF THE WINDOWS ON THE SOUTH FACADE WITH THE NORTH FACADE.

MOTION SECONDED BY MRS. BAKER.

MOTION FAILED 3/2 WITH A ROLL CALL VOTE AS FOLLOWS:

YEA: MRS. FROST-GOLINO	NAY: MRS. SMITH
MRS. BAKER	MR. SCHULER
MR. SMITH	

(Four votes are necessary for passage of a motion.)

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT WITH THE CONDITIONS THE SOUTH FACADE BE RESTUDIED TO ALLEVIATE THE VIEW FROM CHERRY LANE AND THE DETAIL BE CARRIED AROUND THE HOUSE TO TIE IN WITH THE FRONT FACADE.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B42-90 New Residence

Applicant:	Stuart Scharaga
Address:	210 Wells Road
Architect:	Randall Stofft Architects
Project Description:	Construct new one story, courtyard style, single family residence

The project was conceptually approved at the May meeting with the condition details of the windows, doors, gates, a landscape plan and the suggestions of the Commission members be studied and submitted at the June meeting.

Mr. Scharaga presented the previously submitted elevation plan and a redesigned elevation plan.

The moulding on the front elevation has been wrapped around the other elevations. Three windows on the side of house replace one larger one. Embossed keystone bands around the house are 1 1/2

inches deep. Raised plaster emphasizes the window openings. The band on the rear elevation breaks up the expanse of glass.

Glass blocks will be used in the bathroom over the bath tub area to allow light to enter the room. The glass blocks will have a "wavy" design.

Mr. Schuler commented the design is a nice improvement.

A landscape plan will be submitted at a later date.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B43-90 New Residence

Applicant: Mr. and Mrs. Frazier Wellmeier
Address: 206 Queens Lane
Architect: Robert F. Sonberg
Project Description: New Mediterranean style residence

The project was conceptually approved at the May meeting with the condition a plan including details of the windows and a landscape plan be submitted to the Commission.

Mr. Wellmeier distributed a three page supplement. The first page delineated the previous window design; the second page contained the changes; and the third page was the landscape plan.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION A STUCCO BAND BE USED AROUND THE WINDOWS.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

B44-90 Guest House and Pool

Property Owners: Gerard Haryman and Denise Valentini
Applicant: Jamie Nassehi, Superior Construction & Design
Address: 137 Dunbar Road
Architect: Millard Wright, Superior Construction & Design
Project Description: New one story guest house and pool

The project was conceptually approved at the May meeting with the condition detailed plans including the landscaping, paving and color samples be presented at a later meeting.

The applicant requested this project and Project A45-90 be deferred to the end of the meeting.

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THE PROJECTS TO THE END OF THE MEETING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

No one was present at the end of the meeting to represent the projects.

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THE PROJECTS TO THE JULY MEETING.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

B45-90 Addition and Renovation

Property Owner: L & V Investments, Inc.
Applicant: Jamie Nassehi, Superior Construction & Design
Address: 112 Woodbridge
Architect: Millard Wright, Superior Construction & Design
Project Description: Second floor addition; new two car garage; circular drive; stucco the existing house and construct new perimeter wall

The project was deferred from the May meeting at the request of the applicant.

This project was deferred to the July meeting and included in the motions of the A44-90 project.

B4-90 Landscape Plan

Applicant: Leonard Sessa
Address: 6 South Lake Trail
Architect: Ken Spina
Project Description: Landscape plan

Ken Spina presented a landscape plan for the north property line only.

A five foot cypress mulch pathway would be along the property line. A six foot ficus hedge would continue along that line.

Mrs. Smith commented the construction will be continuing for some time, and the hedge should be planted at eight feet, not six feet,

and should be ficus nitada, not ficus benjamina.

MOTION MADE BY MRS. SMITH TO APPROVE THE LANDSCAPE PLAN FOR THE NORTH PROPERTY LINE WITH THE CONDITION THE PLANTING BE AN EIGHT FOOT FICUS NITADA HEDGE.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

B1-90 Revisions

Applicant:	Mr. Robert Cummings
Address:	665 North County Road
Architect:	Gordon Mock
Project Description:	Revision to approved project: add 2 windows and a skylight

Gordon Mock presented a plan for the kitchen addition showing an addition of three small windows over the kitchen sink. The casement windows would be operational and match other windows in the house.

(The Commission had recommended these windows when the original plan was presented.)

Mr. Mock requested approval of the addition of a skylight in the middle of the house over an indoor breakfast eating area where no outside light presently exists. Mr. Mock stated the skylight would be either pyramid or gable style and approximately twelve feet by twelve feet and three feet high.

Mr. Smith commented this is a large skylight area and, in his opinion, the pyramid style would be preferable.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT WITH THE CONDITION A PYRAMID STYLE SKYLIGHT BE USED.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

B7-90 Landscape Plan

Applicant:	Sloane Construction Company
Address:	166 Everglade Avenue
Architect:	Herb Pecht
Landscape Architect:	Jenkins Landscaping
Project Description:	Landscape plan

Herb Pecht presented a landscape plan. A large concrete area will be removed and replaced with landscaping. New plantings as detailed in the landscape plan will be planted inside the existing hedges. Fifteen per cent of the new landscaping will be Xeriscape.

(Mrs. Smith requested handouts of the Xeriscaping procedure be available for residents of the Town.)

MOTION MADE BY MRS. SMITH TO APPROVE THE LANDSCAPE PLAN.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B8-90 Landscape Plan

Applicant: Ira Harris
Address: 300 Wells Road
Architect: Morgan Wheelock Inc.
Project Description: Landscape Plan

Mr. Frank Lynch, Attorney for the applicant, presented a landscape plan designed by Morgan Wheelock Inc.

Low plantings are shown between the Harris' house at 310 Wells Road and the tennis pavilion.

Mr. Schuler questioned the 18 inch drop off from the steps in front of the tennis pavilion.

Mr. Lynch pointed out the Australian pines shown on the landscape plan are existing.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION THE STEPS BE CONTINUED ACROSS THE FRONT OF THE TENNIS PAVILION.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

B24-90 Change to approved project

Applicant: Stefan Richter
Address: 224 Worth Avenue (new address)
Architect: Rex Nichols
Project Description: Revision to previously approved project.

Mr. Frank explained to the Commission this project had been heard (and approved) previously for a location across the street from the present address. This submission is the same design (with the exception of two columns not on this building).

Mrs. Smith objected to this item being placed on the agenda at this address without the benefit of advertising as required for other projects and stressed the need for consistency.

Mr. Frank suggested the project be heard, as other projects have been heard, subject to advertising.

Rex Nichols presented new photographs of the property and the adjacent buildings. The revision shows a pink awning. According to the photographs presented, the awning next to it is coral in color. Mr. Richter said the awning would match the coral awning next door.

A discussion followed on the facade of the building as compared to neighboring properties.

MOTION MADE BY MR. SCHULER TO CONDITIONALLY APPROVE THE PROJECT ON A CONCEPTUAL BASIS WITHOUT THE AWNING AND SUBJECT TO ADVERTISING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

(The project will be on the July agenda.)

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 applicant requests revisions be considered for this previously approved project. Ames Bennett presented an elevation drawing showing the changes to the front facade. The style is described as "French Renaissance". The color of the house would be slate gray or dark gray with a cement tile roof.

Mr. Schuler commented the paneling on the front door does not "tie in" (complement) the rest of the house.

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

1. A REVISED DRAWING OF THE DOOR
2. A LANDSCAPE PLAN
3. SAMPLES OF THE PAINT COLOR, ROOF MATERIALS, GLASS AND DRIVEWAY MATERIALS.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B. New Business - Major Projects

B48-90 Store Remodeling

Applicant: Ed Kassatly
Address: 250 Worth Avenue
Contractor: Fine Construction
Project Description: Store Remodeling

Mrs. Kassatly recapped the project for the Commission. The store is moving from 238 to 250 Worth Avenue. The Kassatlys want to close in an existing archway/window facing the via. The archway would be stuccoed and three hibiscus trees, matching existing trees, would be planted in front of it. Photographs of the existing structure were presented.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B49-90 Pool House

Applicant: Estate of Paul Maddock
Address: 1160 North Ocean Blvd.
Architect: John Gosman
Project Description: new pool house

Don Boitnott presented a site plan drawing showing the location of the pool house.

The pool house will be the same style as the main residence, now under construction.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B50-90 Demolition

Applicant: Ellen Pettie
Address: 235 Chilean Avenue
Architect: none
Project Description: Demolition of existing house

Ellen Pettie addressed the Commission asking for approval to demolish the existing residence. No plans for a new project were presented nor any plan for landscaping and maintaining the empty lot after demolition. Mrs. Pettie requests only the demolition approval allowing for the sale of the property. She did not wish to commit to future plans for the property.

Mr. Moore reminded Mrs. Pettie plans need to be submitted to the Commission prior to demolition of the structure.

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

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B51-90 Demolition

Applicant: Lowry Bell
Contract Purchaser: Ron Leeds
Address: 120 Jungle Road
Architect: Lowry Bell
Project Description: Remove existing garage

The applicant requests deferral of this project until the August meeting.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B52-90 Renovation

Applicant: The Francis Brewster Company
Address: 301 Worth Avenue
Architect: The Dolan Partnership
Contractor: Glace & Company
Project Description: Renovation of former Bonwit Teller space

Bill Brewster, Russ Glace and Dick Dolan presented photographs of the property and elevation drawings of the building.

The renovation includes the addition of awnings. The awning colors would be gray with blue trim banded in white.

The sills of the windows would extend 12 inches out from the glass in the windows. Planter boxes would extend past the sills.

Two of the existing windows would be enlarged to allow for a display window.

Mr. Smith requested photographs of the entire building be submitted to allow for a visual overview of the project.

MOTION MADE BY MRS. FROST-GOLINO TO DEFER THE PROJECT UNTIL THE END OF THE MEETING TO ALLOW THE APPLICANTS TIME TO PROVIDE PHOTOS OF THE BUILDING.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

At the end of the meeting, photographs of the project were available and presented to the Commission.

The Commission discussed the planter boxes and the distance they could extend from the building onto the sidewalk. Mr. Moore advised if the planter boxes extended beyond the edge of the existing building, a variance would be required. The applicants agreed the planter boxes would not extend beyond the building.

The awning color was changed to soft gray with white trim (omit the blue).

The Commission discussed the possibility of removing one of the two smaller windows and creating a display window. Several Commission members objected to the larger display window as changing the character of the building.

Mrs. Smith commented the building is a nice very color as it presently exists with a red tile roof. The addition of too many new colors would not be an enhancement. The members agreed the stucco relief (circle) would look better one color; not painted blue. They liked the use of the lanterns, the clock and the white painted wood.

The Commission discussed the signage for the building. Mr. Moore said the Town Ordinance allowed twenty (20) square feet of signage on each street (Worth Avenue and Hibiscus). The applicants may wish to use some signage on the door after restudying that area.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE FOLLOWING CONDITIONS:

1. REDESIGN THE WINDOWS ON HIBISCUS AND THE ENTRYWAY NEXT TO IT AS DISCUSSED WITH THE COMMISSION (ONE WINDOW WILL BE REPLACED WITH A FRENCH DOOR).
2. RETAIN EXISTING MULLIONS IN DISPLAY WINDOW.
3. PROVIDE FRENCH DOOR TREATMENTS AS DISCUSSED.
3. REVISE AWNING COLORS TO SOFT GRAY OR WHITE (TONE DOWN THE TURQUOISE COLOR).
4. ELIMINATE COLOR ON THE (STUCCO) RELIEF.
5. RETURN TO THE COMMISSION WITH COLOR SAMPLES AND SIGNAGE.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

The applicants wish to remove the existing awnings in preparation for the renovation before the July meeting. Mr. Moore advised them the removal of the old awnings is acceptable with the proper

permits.

B53-90 Remodeling

Applicant: June Martino
Address: 901 North Ocean Boulevard
Architect: Angelo Poblete
Project Description: Roof addition; move doors

A representative of the contractor presented the drawings for the roof addition. The planned new roof faces North Ocean Boulevard. The representative was unable to provide photographs of the property. The Commission requested photographs be provided to clarify the position of the addition.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT TO ALLOW THE APPLICANT TIME TO PROVIDE PHOTOGRAPHS OF THE PROJECT AND ADEQUATE DRAWINGS.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

B54-90 Remodeling

Applicant: Richard Harrington
Address: 679 Island Drive
Architect: J. VanSleet
Contractor: Allen Arnold (A.B. & W. Construction Co.)
Project Description: Stucco over existing brick on front elevation

Allen Arnold presented an elevation drawing of the house built in 1955. The existing brick facade would be covered with stucco and painted a beige color. White trim would be used around the windows. The small wooden columns in front of the house would be wrapped with stucco.

Mr. Schuler suggested removal of the existing small columns and replacing them with square columns with flared tops.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITIONS EXACT COLOR SAMPLES BE SUBMITTED TO THE COMMISSION AND THE COLUMNS BE PROPORTIONAL TO THE HOUSE.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B55-90 Renovation

Applicant: Thomas Campaniello
Address: 288 South County Road
Architect: Smith and Paine Architects, Inc.
Project Description: Addition of windows on north facade of

building; awnings over new windows to match existing awnings on S. County Road

Keith Spina presented an elevation drawing of the proposed restoration of the windows on the north side (Royal Palm Way) of the building. The window on the east elevation (S. County Road) would be replaced to match the new windows. All the windows would be wood framed with glass (no divided lights). The planter boxes will remain.

The photographs of the building showed some of the second floor windows covered with plywood. The Commission members questioned the logic of renovating the first floor without replacing the boarded up windows.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE FOLLOWING CONDITIONS/SUGGESTIONS:

1. THE SECOND FLOOR WINDOWS THAT ARE PRESENTLY "BOARDED UP" SHALL BE REPLACED.
2. IT IS SUGGESTED THAT ALL SECOND FLOOR WINDOWS BE REPLACED.
3. THE WOOD TRIM AROUND THE NEW WINDOWS WILL BE STAINED MAHOGANY.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

A drawing was presented showing the addition of an awning that would match the existing awning.

MOTION MADE BY MRS. SMITH TO APPROVE THE AWNING WITH THE CONDITION THE NEW AWNING MATCH THE EXISTING AWNING AND THE AWNING HAVE SPLITS ON BOTH SIDES AS DISCUSSED WITH THE COMMISSION.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B56-90 Renovation

Applicant:	L & S Capecodders, Inc. (Skipper's Ice Cream Cafe)
Address:	412 South County Road
Architect:	William Honner
Project Description:	New aluminum and glass hinged type French doors; new awnings

This project is located in the "Armour Building" (Project A75-90). The Commission reviewed the elevation drawing presented showing the details of the French doors. The awnings have been omitted because the owners of the building plan to add awnings

to the entire building.

MOTION MADE BY MRS. FROST-GOLINO TO HEAR THE PROJECT AT THE SAME TIME PROJECT A75-90 IS PRESENTED TO PROVIDE CONTINUITY.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED 4/1 WITH MRS. SMITH VOTING NEGATIVE.

The project was heard after A75-90 was presented.

The Commission members agreed the "Skipper's" project did not conflict with the larger building project.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

B57-90 Gates

Applicant: Mrs. James Wood
Address: 726 Hi-Mount Road
Architect: Dwight W. Sarver
Project Description: Install 3 gates; 9 feet high

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B58-90 Additions

Applicant: John D. Reed
Address: 169 Root Trail
Architect: Michael J. Johnson
Project Description: Construct 2 additions

John Reed presented a site plan and an elevation drawing detailing the two additions on his residence. A foyer would be added on the front and a rear portion would be "squared-off". Mr. Reed described the project as a "Key West look".

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B59-90 New Residence

Applicant: Joel Whitney
Address: 127 Ocean View Road
Architect: Michael Clark
Project Description: Single family residence

Carmen Jansen presented the project. This project had been approved last year the the authorization has expired.

The balcony has been removed to meet the 25% lot coverage requirement. Part of the master bath has been removed, and the kitchen has been changed.

The columns are concrete block with stucco.

The front elevation has not been changed; just the rear elevation.

Pella windows, 5'7" high and 2'6" off the floor will be used.

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

MOTION SECONDED BY MRS. SCHULER.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A59-90 Revisions

Applicant: Alfred Clark
Address: 168 Via Bathesda
Architect: SKA Architect + Planner
Project Description: Replace existing gazebo and equipment structure with new gazebo; new garden walls with roof tile cap & detailing to match existing residence

Jacque Albarran presented a site plan for the project.

The new gazebo, replacing the existing gazebo and equipment structure, will have the same parapet design as the house has. Additionally, the columns, the sloped and curved roof and the detailing will match the existing residence.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A60-90 Sign

Applicant: Hamilton Jewelers
Address: 215 Worth Avenue
Contractor: Bishop Signs, Inc.
Project Description: Change existing sign

No one was present to represent the applicant.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

The representative was late and requested the item be put back on the agenda.

MOTION MADE BY MRS. SMITH TO RECONSIDER THE PROJECT.

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A photograph of the existing building and a drawing of the proposed signage was presented.

The Commission suggested the removal of the phrase "jewelry since 1912" as part of the sign.

The color of the letters would be dark bronze.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE SIGN WITH THE CONDITION THE PHRASE "JEWELRY SINCE 1912" BE OMITTED AND THE WORD "JEWELERS" BE CENTERED UNDER "HAMILTON".

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

A61-90 Remodeling

Applicant: Worth Avenue Restaurant, Inc.
Address: 221 Worth Avenue
Architect: Robert L. Bell
Project Description: Replace existing window and door with larger window and door; add shutters

Robert Bell presented a plan for renovation of the store front. A Bahama shutter is planned in lieu of an awning. The windows and doors would be painted. The colors were shown as green and an orange-coral. The Commission commented the colors were too bright for the location. A suggestion was made for natural colors.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE
CONDITION SAMPLES OF THE COLORS AND THE SIGNAGE BE SUBMITTED AT A
LATER MEETING.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A63-90 Awnings

Applicant: R. Cicerchia
Address: 200 S. Ocean Boulevard
Contractor: The Awning Company of South Florida
Project Description: Install dome awnings over second floor
windows

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A64-90 Awning

Applicant: Bill Atterbury
Address: 300 Queens Lane
Contractor: American Awning Company, Inc.
Project Description: Awning over east windows

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

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

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A65-90 Awning

Applicant: Jonathan Gladstone
Address: 171 Dunbar Road
Contractor: American Awning Company, Inc.

Project Description: Awning over west French doors

No one was present to represent the applicant.

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

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

No one was present at the end of the meeting.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A66-90 Gate

Applicant: George Montgomery
Address: 625 Crest Road
Contractor: Southern Fence Company
Project Description: Install decorative security gate to dock
off bike path

Bill Beckwith from Southern Fence Company presented a site plan for the project. The insurance company requires a security gate on the dock to protect the boat lift. The white gate will be installed on the 110' dock.

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

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A67-90 Roof

Applicant: Walter Dartland
Address: 218 Jamaica Lane
Contractor: Seals Roofing
Project Description: Change existing wood shingles to GAF #240
dimensional shingles

The applicant wishes to replace the 40 year old shake shingle roof to dimensional GAF shingles.

Photographs of neighboring properties and the 218 Jamaica Lane property were presented. The new roof would not be dissimilar to other properties in the neighborhood. Samples of the roof material were presented.

The owner plans to paint the residence a light gray. The roof would complement that color.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A68-90 Shutters

Applicant: Mr. Katz
Address: 250 List Road
Contractor: Folding Shutter Corporation
Project Description: Install white, accordion shutters

Angelo Avena and Howard Hemstreet presented a site plan of the property and photographs of the residence.

The white accordion shutters fold back to a width of 1 inch per each foot of shutter.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A69-90 Shutters

Applicant: Ms. Janson
Address: 114 Clarke Avenue
Contractor: Folding Shutter Corporation
Project Description: Install 12 electric, roll-down shutters

The Commission members determined the shutters were not visible from the street.

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

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A70-90 Shutters

Applicant: M. E. Rinker
Address: 561 Island Drive
Contractor: Folding Shutter Corporation
Project Description: Install 2 folding shutters; 26 colonial shutters; 10 roll down shutters - all white

Mr. Avena and Mr. Hemstreet presented elevation drawings of the residence and a site plan detailing the placement of the

shutters.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A71-90 Shutters

Applicant: Walter Rathbun
Address: 1404 North Lake Way
Contractor: Folding Shutter Corporation
Project Description: Install 7 pairs, white, accordion shutters

Mr. Avena and Mr. Hemstreet presented a site plan for the project and photographs of the residence.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A72-90 Shutters

Applicant: Morris Keller
Address: 120 Via del Lago
Contractor: Solaroll Shade and Shutter Corporation
Project Description: Install shutters

An elevation drawing of the residence was presented and photographs of the residence.

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

MOTION SECONDED BY MRS. BAKER.

MOTION CARRIED UNANIMOUSLY.

A73-90 Shutters

Applicant: Dudley Schoales
Address: 452 Worth Avenue
Contractor: Solaroll Shade and Shutter Corporation
Project Description: Install accordion shutters

These shutters have already been installed without a permit or prior ARCOM approval.

The shutters are barely visible from the street.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A74-90 Shutters

Applicant: Multi Property Owners and Building
Managers, Mr. and Mrs. Elliot Christie
Address: 2770 South Ocean Boulevard
Contractor: Solaroll Shutter Corporation
Project Description: Install roll down shutters

The condominium management is attempting to coordinate the styles of protective shutters that will be installed on this new building. Owners of fifteen of the units and the public areas of the building (represented by the managers) have selected the same style of shutter from Solaroll Shutter Corporation.

Post card elevations were presented to the Commission. The white shutters would have a dark bronze frame around the glass opening and a dark brown box at the top of the opening for the shutter storage. The nine foot shutters would be stored in eight inch boxes.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A75-90 Awnings/sidewalk modifications

Applicant: Grosvenor International (Atlantic) Limited
Address: 205 Worth Avenue
Architect: The Lawrence Group
Project Description: New awnings; new keystone with granite
inserts on sidewalk

Gene Lawrence presented photographs of the existing building on the corner of Worth Avenue and South County Road. The project, as presented in the plans submitted prior to the meeting, consisted of three parts:

1. Sidewalk area - keystone blocks with granite inserts to replace the existing concrete. (This part of the project is withdrawn because of the objections of the Public Works Department to the project and lack of time to address their concerns.)
2. New rust color awnings on the entire building.
3. Remodel entrance - re-work existing granite, cover stair area.

Mr. Smith commented the rust color of the awnings is "too strong" for the number of awnings planned for the building. Mrs. Smith suggested a lighter color.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITIONS THE COLOR OF THE AWNINGS BE RE-SUBMITTED AND THE SAFETY ISSUE OF THE POLISHED GRANITE ON THE ENTRY FOYER BE ADDRESSED.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

Adjournment

MOTION MADE BY MR. SCHULER TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

The June 27, 1990 Architectural Commission meeting was adjourned at 5:45 p.m. The next Architectural Commission meeting will be held July 25, 1990.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp