



TOWN OF PALM BEACH

Building and Zoning Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, APRIL 25, 1990 AT 12:30 P.M.

IN THE TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. Call to Order

The April 25, 1990 Architectural Commission was called to order at 12:35 p.m. by Chairman Jeffery W. Smith.

II. Roll Call

PRESENT: Jeffery W. Smith, Chairman
Jane Grace, Member
Lesly Smith, Member
John Schuler, Member
Jorge Sanchez, Member
Marie Hope, Member
Joanna Frost-Golino, Member
Leighton Rosenthal, Alternate Member
Laurel Baker, Alternate Member
Jesse Newman, Alternate Member

John T. Randolph, Town Attorney
David C. Zimmerman, Assistant Building Official

RECORDING SECRETARY: Mary A. Pollitt

III. Election of Officers

Mr. Schuler nominated Jeffery Smith to serve as chairman. Mrs. Smith seconded the nomination.

Mr. Sanchez suggested a vice-chairman be appointed at the same time and that person should be Lesly Smith.

Mr. Schuler amended his motion to include the nomination of Mrs. Smith as vice-chairman. Mrs. Smith withdrew her original second of the motion.

The motion to nominate Jeffery Smith as chairman and Lesly Smith as vice-chairman was seconded by Mr. Sanchez.

The motion carried unanimously with Mr. Smith and Mrs. Smith abstaining.

IV. Approval of Minutes of March 28, 1990 Meeting.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE MINUTES.

(Mrs. Hope did not arrive at the meeting until 1:00 p.m. and Mr. Rosenthal was voting at this time.)

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

V. Project Review

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.

This item was deferred until the April meeting at the request of the architect.

The architect requests this item be deferred until the May meeting.

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

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

B10-90 New Residence

Property Owner:	Mr. and Mrs. Lopata
Address:	234 Eden Road
Architect:	Robert Kolany
Project Description:	A new regency style residence.

The project was approved at the February meeting with the conditions samples of the colors of the building (gray and white), tinted glass, driveway materials and a landscape plan be submitted to the Commission.

The tinted windows and color chips were approved at the February meeting.

The architect requests deferral of the landscape plan and driveway material samples until the May meeting.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

A18-90 Modifications to residence

Applicant: Mr. William M. Matthews
Address: 380 North Lake Way
Architect: Peacock & Lewis Architects & Planners
Project Description: Reconvert an existing storage room on the east side of residence to a two car garage. Driveway enters off North Lake Way with car turn around area.

The project was deferred from the February meeting with the suggestion to the architect that comments made by the Commission be incorporated in a revised plan.

The architect requested the item be deferred until the April meeting.

Glen Harris presented a plan for the driveway approach.

Mr. Schuler asked Mr. Harris to explain the turn around area next to North Lake Way. Mr. Smith commented the plan was not too different from the previously submitted plan.

A discussion followed on the merits of the turn around area and the number of driveway cuts.

Mr. Schuler suggested exit signs be installed by the front of the garage directing traffic out the main entrance.

MOTION MADE BY MR. SCHULER TO APPROVE THE PLAN WITH THE CONDITION PROPER SIGNAGE BE INSTALLED TO PROVIDE A TRAFFIC FLOW EXITING THE MAIN ENTRANCE AND LANDSCAPING BE PROVIDED TO SCREEN THE GARAGE FROM NORTH LAKE WAY.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

A19-90 Sign

Applicant: Sun & Surf 100 Association, Larry Heath, Manager
Address: 100 Sunrise Avenue
Designer: Kenneth M. Salvucci
Project Description: White concrete and stucco sign with brass lettering

The project was deferred from the February meeting with the suggestion a site plan and photographs of the property be presented at the March meeting.

The project was deferred until the April meeting at the request of the designer.

The applicant requests this item be removed from the agenda.

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

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

B13-90 Remodeling

Applicant:	Mr. and Mrs. John Alban
Address:	422 Australian Avenue
Architect:	Stephan A. Yeckes
Project Description:	Conversion of existing duplex to single family residence; remodel exterior elevations and entry changes

The project was deferred until the April meeting with the suggestion the architect meet with the Commission members to re-study some of the problem areas.

Stephan Yeckes presented revised drawings for the project. The entry ways to the single family residence were re-designed. The roof pitch on the pediment is now the same as the existing roof.

Mrs. Frost-Golino commented the design has greatly improved since the last meeting.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

B15-90 Addition

Applicant:	Zachary Shipley
Address:	1498 North Ocean Way
Architect:	Smith Architectural Group
Project Description:	Two story addition to existing residence

The project was approved at the March meeting with the condition color samples be presented at a later meeting.

The architect requests this item be removed from the agenda. Samples will be submitted at a later meeting.

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

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

(Mr. Smith abstained from voting on this item.)

B16-90 Addition

Applicant: Michael J. Civitella
Address: 272 Country Club Road
Architect: Lawrence Browning
Project Description: Kitchen addition to match existing residence

No one was present to represent the applicant at the March meeting. The project was deferred until the April meeting.

Bill Civitella presented elevation drawings and site plans for the project. Photos of the property and adjacent properties were also presented.

The kitchen addition is on the front of the house and will be matched to the existing residence.

MOTION MADE BY MRS. GRACE TO APPROVE THE PROJECT AS SUBMITTED.

MOTION SECONDED BY MR. SANCHEZ.

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

No one was present at the March meeting. The project was deferred until the April meeting.

The architect requests deferral until the May meeting.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

B22-90 Commercial Building

Applicant: Dr. Steve Spector
Address: 242 Sunset Avenue
Designer: Michelle Ackerman
Project Description: New two-story, commercial, Mediterranean style office building

The project was conceptually approved at the March meeting with the conditions working drawings with details and a detailed landscape plan be submitted to the Commission.

The designer requests this project be deferred until the May meeting.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B24-90; was A25-90 - Renovation

Property Owner: Stefan Richter
Address: 245 Worth Avenue
Architect: Rex Nichols Architect & Associates, Inc.
Project Description: Storefront renovation

This renovation was heard as a minor project at the March meeting with the understanding it would be advertised as a major project for the April meeting.

The project was deferred with the suggestion it be re-studied incorporating the comments of the Commission.

Rex Nichols and Stefan Richter presented new elevation drawings showing window revisions. The limestone will not be as "slick" appearing as previously planned and will be closer to keystone in appearance. The color of the building will come from the stone.

Photographs of the existing store front were presented. Mrs. Smith asked that photos of the surrounding shops (store fronts) be available to the Commission.

Mr. Sanchez was concerned about the slickness of the material and would like to see samples of the limestone.

Mr. Schuler commented the architect did satisfy conditions suggested by the Commission at the March meeting. The Commission had requested a line drawing of the four store fronts in the building at 245 Worth Avenue. He did express the opinion the design resembles a Fifth Avenue Store in New York and does not reflect the "Worth Avenue or Palm Beach look".

The elevation drawing presented does include awnings and a bronze sign.

MOTION MADE BY MRS. FROST-GOLINO TO APPROVE THE PROJECT WITH THE CONDITION SAMPLES OF THE FRONT MATERIALS BE PRESENTED AT THE MAY MEETING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

A38-90 Sign

Applicant: Marcelle Miller
Address: 207 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install letter on face of building; letter front door

Signage for this project (Marcelle's Jewelry) was approved at the March meeting. The applicant wishes to add the word "creative" to the signage.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

This project was heard at the end of the meeting. No one was present earlier in the meeting.

Marcelle Miller requested the word "Creative" be added to the approved signage from the March meeting. She has been in business two years on Worth Avenue using the word "Creative" in her signage.

MOTION MADE BY MR. SCHULER TO APPROVE SIGNAGE FOR "MARCELLES CREATIVE JEWELRY".

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

A39-90 Entrance

Applicant: Norman E. and Sarah Murphy
Address: 325 Ridgeview Drive
Architect: H. A. MacEwen
Project Description: New front entrance

No one was present to represent the applicant at the March

meeting. The project was deferred until the April meeting.

Todd Moran presented a plan for the front entrance and photographs of the existing entrance.

The Commission commented the new entrance was an improvement over the old one.

MOTION MADE BY MR. SCHULER TO APPROVE THE ENTRANCE.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.

A47-90 Revisions

Applicant:	Troy W. Maschmeyer
Address:	153 Kings Road
Architect:	The MacEwen Group
Project Description:	Revisions to previously approved project

Mr. Maschmeyer requested deferral until the end of the meeting.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

Project B86-87 was approved at the December 23, 1987, ARCOM meeting.

The project was heard at the end of the meeting.

Troy Maschmeyer presented revised drawings of the finished facade of the residence.

Changes include the number of columns on the porte cochere; the wreath trims located on the upper edge of the front were not recessed; and the balusters and railings were not installed on top of the porte cochere.

The Commission compared the revised drawing to the original drawing.

MOTION MADE BY MR. SCHULER TO APPROVE THE REVISED DRAWING.

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A41-90 Change windows

Applicant: Jonathan and Donna Dunn
Address: 256 Park Avenue
Designer: Mickley Architectural Design
Project Description: Replace existing windows with casement and a bay window

No one was present to represent the applicant at the March meeting. The project was deferred until the April meeting.

The applicant requests this item be removed from the agenda.

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

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

B. New Business - Major Projects

B25-90 Renovation

Applicant: Mrs. Ruth Morrow
Address: 593 Island Drive
Architect: Hoffman, Schofield Colgan and Kirchoff
Project Description: Raise roof, enclose porch, add garage

Steve Wells presented an elevation drawing, a site plan and photographs of the property.

The renovations calls for removing a 4 foot eave, raising the center portion of the roof 3 feet, reroofing the center section, adding a gable entry and creating a new motor court and garage.

Mr. Smith asked Mr. Wells if deed restrictions in the neighborhood restricted the use of a front entry into the garage. Mr. Randolph interjected the Commission should consider the architectural feasibility of the project regardless of the deed restrictions.

Mr. Schuler liked the changes with the exception of the garage doors that are visible from the front.

MOTION MADE BY MR. SCHULER TO APPROVE THE RENOVATION WITH THE CONDITION THE APPLICANT RETURN WITH A GARAGE PLAN THAT WOULD HAVE THE GARAGE DOORS OPEN INTO THE COURTYARD.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

B26-90 New residence

Applicant: Leonard and Pat Sousa
Address: 1300 North Ocean Blvd.
Architect: Edward H. Sheahan III
Project Description: New one story, Regency style residence

Paul Rampell, attorney, representing the Sousas, stated he has a contract agreement to purchase the property to close on May 1, 1990 pending the outcome of the ARCOM presentation.

Mr. Smith replied the Commission is not a party to real estate transactions and cannot be pressured as part of contracts with deadlines.

Edward Sheahan presented photos of the neighborhood. A site plan showed the position of the house on the 160' x 103' lot. The lot is a corner lot, and the residence will be highly visible from North Ocean Boulevard.

Mr. Sheahan reviewed the regency style house with Commission members before the meeting. The present design has been simplified from the original design. Overlays were shown over the elevations to show the landscaping effect which included Washingtonian palms and gardenias on the east side. The color scheme will be light gray and white.

The garage is located under the staff quarters.

Mr. Sanchez asked for a clarification of "Regency architecture". The Commission members discussed the ingredients of the Regency style. Mr. Schuler suggested incorporating "Regency" concepts such as roof, window details and French doors, and using variations from some of the Regency designed residences located in Parc Monceau and Regents Park.

Mr. Sanchez added the gray color is harsh and suggested using a softer light color. Mrs. Grace commented the addition of a roof would be improve the design.

Mr. Sheahan has an alternate design with French doors. The glass would have a gray tint.

MOTION MADE BY MRS. SMITH TO CONCEPTUALLY APPROVE THE FOOTPRINT OF THE HOUSE WITH THE CONDITIONS THE FOLLOWING AREAS BE RESTUDIED:

1. THE WINDOWS
2. THE ADDITION OF A ROOF
3. THE COLOR OF THE HOUSE AND GLASS TINT
4. THE LANDSCAPING PLAN

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE STATED CONDITIONS.

The Commission recessed for a short break and reconvened at 2:35 p.m.

(Mr. Rosenthal is voting. Mrs. Grace returned to the meeting after project B27-90 was heard. Mrs. Frost-Golino left the meeting.)

B27-90 Second story addition

Applicant: John Raimondi
Address: 1420 North Ocean Boulevard
Architect: Miguel Mazure
Project Description: Second story addition

The applicant requests deferral until the May meeting.

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

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY.

B28-90 Demolition/New Construction

Applicant: The Wells Road Land Company
Attorney: Peter S. Broberg
Address: 133 Wells Road
Architect: Don Boitnott, Jr.
Project Description: Demolition of existing residence; construct two new residences

Peter Broberg, attorney representing the Wells Road Land Company, presented the project. The current buildings and pool located on the property would be demolished, and two new residences would be built. Only one design is presented for approval at this meeting.

MOTION MADE BY MR. ROSENTHAL TO APPROVE THE DEMOLITION OF THE STRUCTURES AND THE POOL WITH THE CONDITIONS THE FRONT HEDGES ARE TO REMAIN AND CONSTRUCTION MUST START IN 90 DAYS OR THE PROPERTY MUST BE LANDSCAPED AND IRRIGATED.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY.

Don Boitnott presented an elevation drawing of the proposed residence. The one-story house has 7,000 square feet and will be

built by Robert Gottfried. Servants' quarters are located above the garage.

Windows in the house are 4 to 5 feet wide and 10 to 12 feet tall. The exterior of the house would be stucco with a glazed tile, Mansard roof. An interior stair tower that leads to a garage apartment is only visible from the interior court yard.

The scale of the elevation drawing was 1/8". The overall size of the house and the proportions of the details were difficult to gauge with that small scale.

Mr. Schuler commented the design was not in keeping with the architectural style of other homes on Wells Road. Mrs. Smith added the quality of the design was less than that of the existing homes in the area.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT FOR RESTUDY OF THE ELEVATIONS THAT ARE DISSIMILAR AND OF LESS QUALITY THAN OTHER NEIGHBORING PROPERTIES.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE STATED REASONS.

B29-90 New Residence

Applicant: Mr. and Mrs. John Cunningham
Address: 353 El Brillo
Architect: The Lawrence Group
Project Description: New residence

Gene Lawrence presented a site plan for the project. The lot is slightly less than one acre in size.

Photographs of the neighboring properties were also presented.

Mr. Lawrence explained the floor plan and the elevation drawings. The height to the roof is 32.5 feet. The front setback is 38 feet. The garage wing is one and one-half stories in height; storage space is created above the garage.

A progression of arches ties the various elements of the house together. A three tone barrel tile roof will cover the main house and copper will be used on the flat roof. Simulated coquina stone will be used throughout.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT WITH THE CONDITION A LANDSCAPE PLAN INCLUDING THE FOUNTAINS AND THE COURTYARD BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MR. ROSENTHAL.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITIONS.

B30-90 New Residence

Applicant: Lowery Bell
Property Owner: Rori
Address: 240 Banyan Road
Architect: John Gosman
Project Description: New, two story Italian Mediterranean residence

Plans for the Italian Mediterranean style house were reviewed by Lowery Bell who had submitted an elevation drawing at last month's meeting.

The arrival court features a fountain and an entrance from the old residence. Clear, leaded glass will be used in the windows. The color of the house will be parchment with green shutters.

MOTION MADE BY MR. SCHULER TO APPROVE THE PLANS AS PRESENTED WITH THE CONDITION A LANDSCAPE PLAN BE SUBMITTED AT A LATER MEETING.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE CONDITION.

B31-90 New Residence

Applicant: Bertram I. and Lucille Cohen
Address: N. Lake Way/Cherry Lane
Architect: Lyons-West and Associates
Project Description: New single family, two story residence

Ed LeClare, construction manager, and the architect presented photographs of the area and an elevation drawing of the proposed residence.

The two story, stucco, pre-cast concrete house will be located on a 186' x 135' corner lot. The color of the house will be either light gray or cream with white trim. The roof will be "pinto" tile (blues and grays).

Mr. Schuler commented the house is "too busy" with the various windows, different roof lines and details. Mrs. Smith added the gable and hip roof lines and the roof on the balcony have a "country club" appearance creating an overly complicated look.

Mr. Rosenthal added the design had "everything included - French, Georgian, Bahama styles". Mrs. Smith commented the use of glass is excessive.

Mr. William Meyer who owns the lot next door and plans to build a residence spoke to the Commission. His house will be one story. Other houses on Cherry Lane are one story.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT FOR FURTHER STUDY

INCORPORATING THE SUGGESTIONS OF THE COMMISSION.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE SUGGESTION.

B32-90 Renovation

Applicant: Don and Louise P. Parsons
Address: 246 Tangier Avenue
Architect: Island Studio, Inc.
Project Description: Remove and rebuild bedroom wing; sloped roof
on east end; new windows and sliding doors

Steve Piazza presented photographs of the existing house.

An elevation drawing was presented showing the elimination of the flat roof on the front and the addition of a hip roof. The existing bedroom wing would be demolished and rebuilt to match the existing residence.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

(Mr. Rosenthal and Mr. Newman left the meeting.)

B33-90 New Residence

Applicant: Mr. Ralph Hibbard
Address: 115 Oceanview Road
Architect: Pecht-Wensing Architects + Planners
Project Description: New two story residence with swimming pool

Herb Pecht presented photographs of the existing residence and the neighboring properties. The existing residence would be demolished. The proposed residence would have a 37.5 foot setback. The garage is on the lowest level. The first level is the main living area with bedrooms on the second level. The lot slopes allowing for the garage under the first level.

The off-white stucco house will have white trim and a maroon red barrel tile roof. French type balconies with keystone balustrades are used as accents.

Mr. Schuler commented too much glass was used in the front elevation and the overall effect is "too busy".

Mrs. Smith added the surrounding properties are all much smaller.

Mrs. Grace thought the scale of the front door and portico are

too grandiose and out of scale with the neighborhood.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT WITH THE SUGGESTIONS OF THE COMMISSION MEMBERS (TOO BUSY, TOO CLUTTERED) TAKEN INTO CONSIDERATION.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE SUGGESTION.

B35-90 Addition

Applicant: Elizabeth H. Howe
Address: 432 Seabreeze Avenue
Architect: Lindley Hoffman
Project Description: One story garage addition

Linda Smith presented photographs of the Howe residence and the surrounding properties. The elevation drawing shows the garage addition with garage doors facing the street.

Mr. Smith commented the doors facing the street must be site screened. The garage could be moved back further on the lot, lined up with the porch, and a driveway curve could be created thus site screening the doors from the street.

Mr. Sanchez suggested perhaps a courtyard in front of the garage doors could be created.

MOTION MADE BY MR. SCHULER TO DEFER THE PROJECT WITH THE CONSIDERATION THE SUGGESTIONS OF THE COMMISSION MEMBERS BE INCORPORATED IN THE DESIGN.

MOTION SECONDED BY MRS. HOPE.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE SUGGESTION.

B36-90 Addition

Applicant: Gregory and Edwina Kempf
Address: 300 North Ocean Boulevard
Architect: Robert Nichols
Project Description: Second floor addition

James Rainey, attorney for the applicant, and Robert Nichols, architect, presented a site plan for the project. The garage entrance is from Wells Road and the house faces North Ocean Boulevard. A second floor addition is planned for the garage area.

A second story bedroom is planned for the pool cabana. The cabana and garage (second story) have similarly designed cupolas. The one over the garage area is large enough for an observation tower but has no access other than by ladder from the second floor

area. Mrs. Smith suggested a larger roof, with a 5/12 pitch, for the observation tower to complement the roof line of the residence.

Mr. Schuler suggested additional changes could be made at the same time, i.e. windows, grill work, etc. The Wells Road side of the house is extremely plain.

MOTION MADE BY MR. SANCHEZ TO DEFER THE PROJECT FOR FURTHER STUDY INCORPORATING THE SUGGESTIONS OF THE COMMISSION MEMBERS.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY WITH THE ABOVE SUGGESTION.

B37-90 Awning

Applicant: Norman E. Murphy
Address: 325 Ridgeview Drive
Contractor: American Awning
Project Description: Patio awning (west side)

(This project was heard after A39-90.)

Todd Moran, American Awning Company, presented a site plan for the project.

A variance was granted for the west side set back to provide an area for a patio. The awning would cover this patio. Photos were presented of the property.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

C. New Business - Minor Projects

A42-90 Awning

Applicant: Lance Mahaney
Address: 339 Seaspray
Contractor: Awnings by Jay
Project Description: Install 4 window awnings

Photos of the residence were presented. Additionally, a site plan showing the position of the awnings was shown.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

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

No one was present in the audience to represent the applicant.

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

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A44-90 Awning

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

No one was present in the audience to represent the applicant.

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

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A45-90 Wood Plaques

Applicant: Don A. Wilson
Address: 241 Bradley Place
Contractor: Phil Rowe Signs
Project Description: Install 12" x 60" wood plaques on north and south sides of building; white lettering on black

Don Wilson, owner of the building, presented drawings showing signs on each end of the building. Previous tenants had signs on each end of the building.

MOTION MADE BY MR. SCHULER TO APPROVE THE PROJECT (SIGNS ON EACH END OF THE BUILDING).

MOTION SECONDED BY MR. SANCHEZ.

MOTION CARRIED UNANIMOUSLY.

A46-90 Sign

Applicant: Tim Fletcher (Citibank)

Address: 201 Worth Avenue
Contractor: Ferrin Signs
Project Description: Revise existing sign to read "Citibank"

The present sign for "Citicorp Savings" would be changed to "Citibank" because of a change in corporate identity. Lettering style and color will remain the same.

MOTION MADE BY MRS. SMITH TO APPROVE THE SIGNAGE.

MOTION SECONDED BY MRS. GRACE.

MOTION CARRIED UNANIMOUSLY.

A47-90 Awning

Applicant: Bessenroth Building
Address: 165 Brazilian Avenue
Contractor: American Awning Company
Project Description: Change 2 door awnings - design and color:
2 new window awnings

Joe Mattei, American Awning Company, presented a site plan for the project. Two door awnings would be changed to dome style. All the awnings would be white.

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

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

Mrs. Grace suggested the Architectural Commission present an award for an outstanding project each year that has been presented to the Architectural Commission. All the Commission members agreed such an award should be given in recognition of achievement. A discussion followed on guidelines for the award and when the award should be given.

Mr. Smith suggested the members consider some of the guidelines for the award and discuss the matter at the May meeting.

Adjournment

MOTION MADE BY MR. SANCHEZ TO ADJOURN THE MEETING.

MOTION SECONDED BY MRS. SMITH.

MOTION CARRIED UNANIMOUSLY.

The April 25, 1990 Architectural Commission meeting was adjourned at 5:00 p.m. The next Architectural Commission meeting will be held May 23, 1990.

Respectfully submitted,

Jeffery W. Smith, Chairman

JWS:mp