

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
FRIDAY, DECEMBER 17, 1999
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Sally Gingras, Vice-Chairman
Ethel Kinsella, Member
Lowry M. Bell, Jr., Member
Robert Deziel, Member
Joanna Frost-Golino, Member
Eric Adams, Member
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member
Gilbert Messing, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning Zoning and Building
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

III. APPROVAL OF THE MINUTES FROM THE NOVEMBER 19, 1999 MEETING.

MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

IV. SWEARING IN PERSONS TESTIFYING

Persons testifying were sworn in at this time and periodically throughout the meeting.

V. CONSENT AGENDA

There were no consent agenda items to be heard

VI. PROJECT REVIEW

Mr. Frank said that it is the obligation of the architect to design according to the code as the normal staff review was not done this month. If the plans have a problem, and it causes a major design change, they may have to come back to ARCOM for approval.

Mr. Moore asked for the deferral of item #B89-99 and A42-99 to the February meeting. He said Mr. Wheeler has an appeal before the Town Council which will be heard at their February meeting.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B62-99 New Residence

Applicant: Mr. And Mrs. Patrick Guarini
Address: 260 Southland Road
Architect: Shane Ames
Project Description: Construction of a new one-story single family residence.

Demolition of the existing residence was approved at the July meeting and the construction portion of the project was deferred from the August, September, October and November meetings.

The attorney requested removal from the agenda.

MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B63-99 Additions

Applicant: James B. Vandergrift
Address: 428 Chilian Avenue
Architect: J.R. Saunders
Project Description: Proposed three car garage addition with a master bedroom above and proposed loggia extension.

This project was deferred from the September, October and November meetings.

Mr. Deziel said he spoke with the architect.

Architect J.R. Saunders presented photographs of the existing residence and neighboring properties.

The three garage doors facing the street were discussed and Mr. Vandergrift suggested cutting an arch in the existing 10' hedge for driveway access and to hide the garage from the street. It was felt the stone work was overbearing, the garage was the most prominent features with three garage doors, and the clay barrel roof tile was not appropriate for this style of architecture. It was stated that this house was a classic bungalow style at one time and someone put barrel tile material on the roof which changed the character of the house. The Commission felt that the barrel tile did not fit the pitch of the roof and the stone did not fit the Bermuda facades. They felt that the side and rear elevations need to be in keeping with whatever style of architecture the house will be.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE JANUARY MEETING TO RESTUDY THE STYLING, THE ISSUE OF THE THREE GARAGE DOORS ON THE FRONT AND PRESENT CORRECT DRAWINGS SHOWING THE CORRECT ROOF PITCH.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Further discussion took place regarding the three garage doors that face the street and the Commission said the garage could be located somewhere else.

B89-99 Modifications and A42-99 Roof

Applicant: Carol B. Wheeler
Address: 226 Merrain Road
Project Description: Replace square wooden porch columns with round cast stone columns.
Install 7" wide cast stone trim around the garage doors and on either side of the front entrance door and install cast stone seals under the windows.
(Reconsideration of the roof was applied for after denial at the September meeting.)

These projects were deferred from the October and November meetings.

Please see comments concerning this project under Project Review.

MOTION BY MRS. KINSELLA TO DEFER BOTH PROJECTS TO THE FEBRUARY MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B94-99 Demolition and New Duplex

Applicant: J. L. Cole
Address: 425 Chilian Avenue
Architect: SKA Architects
Project Description: Demolition of existing apartment building and construction of a new two-story duplex.

This project was deferred from the October and November meetings.

Architect Patrick Seagraves passed out calculation sheets for the project. A wall with ½ concrete block and ½ wrought iron at the top will be placed along the front of the duplex project. The project size was reduced by 450 square feet. The single family home and the duplex next door will have different building colors so they will read as two separate buildings.

Some of the Commission Members felt that the detailing was more interesting on the previous

presentation. It was commented that the front portion of the garage, both the first and second stories, were very plain and that some interesting architectural details should be added. The reduction in the size of the project was appreciated, but the architect was previously asked to reduce it by 10% and the new plans were reduced only 5%. It was suggested to add some relief to the windows on the front elevation, possibly add shutters.

Mr. Seagraves said he attempted to put a cast stone head and sill with a column middle on these windows. The windows and doors will be Weather Shield or better, possibly clad, maybe wood. Then he said that more than likely the windows will have impact glass, he would like to see Zeluck windows installed, but he was not sure if it would fit in his client's budget. He offered to bring the windows back for approval.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JANUARY MEETING SO THAT THE ELEMENTS CAN BE CHANGED SUFFICIENTLY SO THAT IT LOOKS LIKE TWO SINGLE FAMILY HOMES INSTEAD OF A DUPLEX.

MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

MR. BELL	YES
MRS. KINSELLA	YES
MRS. GINGRAS	YES
MR. DEZIEL	YES
MRS. FROST-GOLINO	NO
MR. ADAMS	YES
MR. SCHULER	YES

MOTION CARRIED 6-1.

Further discussion took place regarding the square footage that was removed from the previous presentation and it was felt that it was done in a compromised way. Comments were made that the project would take on a more cohesive character in terms of the massing if the garages were one-story. Another suggestion was to make only one of the garages one-story.

B98-99 New Residence

Applicant: Windsor Homes, Ltd.
Address: 8 Windsor court
Architect: Smith & Moore Architects
Project Description: New two-story French Provincial residence

This project was deferred from the October and November meetings.

Dr. Rosenberg, Mr. Schuler, Mrs. Gingras, Mr. Adams Mrs. Kinsella and Mr. Wideman I said they received two letters from Mr. Cooley. Mr. Bell said he spoke with Mr. Kolins and Mr. Cooley. Mr. Schuler said he spoke with Mr. Kolins. Mrs. Kinsella said she spoke with Mr. Cooley, Mr. Kolins and Jon Moore.

Court Reporter Marian Grace from Palm Beach Reporting Service was present to record the proceedings of this agenda item.

Attorney Ron Kolins asked to have a photo board entered as applicant's exhibit #17 and presented plans on legal size paper to be entered as applicant's exhibits A-1 through A-13.

Please note: Other exhibits were made part of the record at ARCOM's November meeting.

Mr. Kolins said the house did not change in size from the previous presentations as they designed this house to have the least impact that it could on anyone or anything around it.

Architects Jon Moore and Ted Song were available for commentary regarding this project.

Mr. Frank read a letter objecting to the project from Stephen D. Hall, who resides at 230 El Dorado Lane.

Note: There was an objection letter from F. de Narvaez, 250 El Dorado Lane, in the file, but not read into the record.

Mr. Phillip Mann, who resides at 240 El Dorado Lane, addressed the Commission and asked

to have the air-conditioning units relocated from the north property line.

Mr. Kolins said they will relocate the air-conditioning units. He read two letters from Mr. Cooley addressed to Mr. Schuler and to Mr. Frank into the record and asked that they be marked applicant's exhibits number 19 and 20. He presented photographs to the Commission and also wanted them labeled exhibits number 21 through 26. He said that after meeting with Mr. Frank they did not agree with him concerning the meaning of the term "Gross Floor Area."

Mr. Frank said he received a letter from Mr. Cooley after meeting with him. The letter talks about overall square footage and tries to say that it should be measured in floor area ratio. He said the two terms are not interchangeable and he did not believe there was anything in the ARCOM ordinance that talks about floor area ratio, it talks about gross square footage. He said he objected to the information contained in the "blue book." He wanted the record to reflect that staff disagreed with assumptions that were derived in the notebook. He did not believe there was any evidence brought forward to sustain their claims regarding the lot size.

Mr. Wideman said the Commission is here to discuss architectural integrity and whether this particular structure is too dissimilar to other structures in the neighborhood base on the set of criteria one of which is very specifically, gross floor area. The largest house in the neighborhood is about 6,000 square feet and this house is 11,000 plus square feet. It is just simply too big for the neighborhood and the Commission's obligation is to follow the letter of the ordinances as they have been written.

Mrs. Gingras agreed with Mr. Wideman. She said that since Mr. Cooley's letter was entered into the recorded, she wanted it noted that he took her comments out of context. She did say that the nature of the style is very grand looking, but what she meant by that was that it makes it appear even larger by comparison to the other houses in the neighborhood.

Mr. Bell said some of the comments in Mr. Cooley's letter were correct, but he made other comments relating to this home. He felt it was in the wrong neighborhood and that the garage was still too large facing Cherry Lane.

Mrs. Frost-Golino said there were several Commission Members and some of the neighbors were concerned about the size. It is just about twice as big as anything within the subdivision. She said the gross square footage is in the ordinance, not as a ratio, but as straight area, to avoid a situation where a small house may have a house twice as big sitting right next to it.

Mr. Deziel said the neighbor's comments and the Commission's comments have gone on deaf

ears. The spite strip, the west side and the north side have gone to all the minimum set-backs. He suggested walling off the mechanical equipment for soundproofing because they have the land to do it and that there should be some kind of landscape buffer.

Dr. Rosenberg said that when this subdivision was created, the Meyer's received approval for a very large single story home on this site. He felt the property owner has the right to build a home that is in proportion to the size of the lot. To deny him, would be to deprive him of his rights.

Mr. Messing felt this house was not too big mainly because of the size of the lot.

Mr. Schuler commended the architect for bringing the windows into proper proportion. He said the porte cochere overbalances the house. Since there is a breeze way coming from the garage into the house, it would be an ideal way to access the kitchen from the garage and then the porte cochere could be eliminated. The large window next to the porte cochere has an out of proportion appearance that makes that wing of the house out of proportion to what is on the other side. He felt these two items need to be addressed architecturally.

Mr. Kolins said it was unfair to state that his clients refuse to make any concessions to this Commission. He said they did not make enough concessions to suit this Commission, but that they have made many. He said there have been very minor objections from the neighbors and they would accommodate the neighbors' concerns regarding the air-conditioning. This board should not make people unhappy unless what they present to them is bad architecture that can't be allowed to happen in this town.

Mr. Schuler said the Commission Members were not trying to make anyone unhappy. They are trying to analyze this from an architectural standpoint and present their view points about it. He did not see any intent on the part of any of the Commission Members to intentionally make them unhappy. It is their mandate from the Town Council to say what they think about the project architecturally. There are certain aspects such as size they are reflecting on, but that is part of the code too.

Mr. Kolins said he did not want to be misinterpreted. He was not suggesting that any one of the Commission Members had an intent to make his client or anyone else unhappy. He suggested that the process, the way it works, often makes people unhappy with the results.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE JANUARY MEETING WITH COMMENTS FROM THE COMMISSION OF WHAT CHANGES THEY WOULD LIKE IN THE PROJECT AS FOLLOWS:

IT WOULD GO A LONG WAY IF THE PORTE COCHERE WERE ELIMINATED AND THAT ADDITIONAL SIDE YARD SET BACK WAS TAKEN OFF THE NORTH SIDE AND THE HOUSE WAS BALANCED, (CREATING A LARGER SET BACK FOR THE LARGE MASS ON THE NORTH SIDE), THE AIR-CONDITIONING SHOULD BE ADDRESSED ON ALL OF THE SET BACKS, MOVE THE CABANA FURTHER SOUTH, SHRINK THE TRELIS AREA AND BRING THE GARAGE IN FROM THE WESTERN SET BACK, (TRY TO HAVE LESS OF AN IMPACT ON ALL OF THE NEIGHBORS EXCEPT FOR CHERRY LANE, MAKE USE OF THE EXISTING HEDGE), MAKE THE GARAGE ONE-STORY OR MOVE IT FURTHER BACK, IT IS STILL LARGE IN MASS FOR THE HOUSES ON CHERRY LANE, IF THE GARAGE WAS ONE-STORY IT WOULD LESSEN THE MASSIVE APPEARANCE, THEY COULD DO AN OVERHANG FOR THE RAIN, THE WINDOW (ON THE EAST ELEVATION) SOME WORK HAS TO BE DONE TO MAKE IT FIT IN WITH THE HOUSE, SIZE IS AN ISSUE IN TERMS OF IT FITTING INTO THE NEIGHBORHOOD, IF THE TRELIS AREA WERE ENCLOSED IT WOULD ELIMINATE THE NEED OF THE PORTE COCHERE, REWORK THE TRELIS ELEMENT OR THE SOUTH WING AND MAKE IT MORE IN KEEPING THE NORTH WING OF THE EAST ELEVATION.

MOTION SECONDED BY MRS. FROST-GOLINO.

Mr. Kolins said his client will take the next step from here if the Commission votes to defer the project.

SUBSTITUTE MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE PROVISION TO ELIMINATE THE PORTE COCHERE AND COME UP WITH AN EXACT FIGURE OF HOW THE MAIN STRUCTURE WOULD BE MOVED TO THE SOUTH, TAKE THE H.V.AC. AND CREATE A CORRALLED AREA THAT WOULD BE WALLED OFF AND NOT IN THE SET BACKS, SHRINK THE SIZE OF THE GARAGE AND MOVE IT FURTHER TO THE EAST AND MAYBE LINE IT UP WITH THE CABANA, AND ENCLOSE THE TRELIS AREA.

Mr. Bell said the project was deferred from last month with the hope that the applicant would come back and do some of the changes, and they came back with "zero." He said he didn't know how it could be moved for approval when the Commission has not had very much success up to now.

Mr. Deziel said he would abandon the effort to try and get a substitute motion.

MR. DEZIEL WITHDREW HIS SUBSTITUTE MOTION.

Mr. Randolph said the applicant indicated that a motion to defer was not acceptable to them and they would appeal. He said under the code it states that the Commission shall act on the application within thirty days after filing of a full and complete data unless an extension of time is filed by the applicant. Clearly they are looking for an action as they are not consenting to a deferral. He said they are entitled to either an approval or a denial and the Commission should include in their motion what criteria were not being met that they would like to bring into conformity if they move for an approval.

Mr. Schuler felt that if the project were denied it would look like they are not trying to work out a cooperative venture between the Commission and the applicant.

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

- 1. THE PORTE COCHERE IS ELIMINATED.**
- 2. THE MAIN HOUSE IS MOVED SOUTH 10 FEET.**
- 3. THE GARAGE IS MOVED EAST 10 FEET AND IT IS SHRUNK BY ELIMINATING THE GARAGE LAUNDRY AND TAKING SOME SPACE FROM THE TRELLIS IF NEED.**
- 4. THE CABANA WILL ALSO MOVE SOUTH 10 FEET.**
- 5. THE WINDOW ON THE FRONT ELEVATION WILL MATCH THE WINDOW ON THE EAST ELEVATION AT THE NORTH WING OF THE HOUSE.**
- 6. THE H.V.A.C WILL BE REMOVED FROM THE SET BACK AREAS AND ENCLOSED IN AN AREA ON THE SITE AND SOUND PROOFED TO SOME EXTENT.**

THE CRITERIA THAT THEY HAVE NOT MET THAT IS CAUSING THE PLACEMENT OF THESE CONDITIONS ARE AS FOLLOWS:

ARTICLE III ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205, F. THE PROPOSED BUILDING OR STRUCTURE IS VISIBLY EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION WITHIN TWO HUNDRED FEET OF THE PROPOSED SITE IN RESPECT TO ONE OR MORE OF THE FOLLOWING FEATURES:

- (1) CUBICAL CONTENTS, (BY TAKING THE PORTE COCHERE OUT AND**

REDUCING THE SIZE OF THE GARAGE WILL REDUCE THE CUBICAL CONTENTS).

(2) GROSS FLOOR AREA, (SAME AS ABOVE)

(3) HEIGHT OF BUILDING OR HEIGHT OF ROOF, (THIS WAS DEALT WITH ON A PREVIOUS CHANGE)

**(4) OTHER SIGNIFICANT DESIGN FEATURES SUCH AS MATERIALS OR QUALITY OF ARCHITECTURAL DESIGN. (THE PORTE COCHERE IS A SIGNIFICANT DESIGN FEATURE WHICH DOES NOT EXIST IN ANY OTHER HOUSE WITHIN THE TWO HUNDRED FEET OR WITHIN THE SUBDIVISION).
MOTION SECONDED BY MR. BELL.**

ROLL CALL:

MRS. FROST-GOLINO	YES
MR. BELL	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MR. DEZIEL	YES
MR. ADAMS	YES
MR. SCHULER	YES

MOTION CARRIED UNANIMOUSLY.

B103-99 Demolition and New Residence

Applicant:	James Levin, Trustee
Address:	230 Kawama Lane
Architect:	Brower Architectural Associates
Project Description:	Demolition of existing house and construction of a new two-story residence.

This project was deferred from the October and November meetings.

The architect asked to have this project heard later in the meeting. Chairman Schuler moved this project after #B118-99 on the agenda.

Mr. Messing and Dr. Rosenberg said they spoke with Mr. Cole regarding the project. Mr. Deziel, Mr. Wideman, Mr. Bell, Mr. Adams and Mrs. Gingras said they spoke with the architect. Mr. Schuler said he spoke with the architect and Mr. Cole.

Architect Ken Brower presented the project and passed out booklets with the project details. He said the existing 4,800 square foot house was built by Gerhardt Seltzer in 1968. The replacement house will be a Tuscan Mediterranean style with some cast stone elements and the roof will have real barrel tile. He said the windows may be Zeluck impact resistant mahogany windows.

It was questioned if the Phipps Estates should be included in with the size comparisons or not. If so, then it was felt the project would fit in the middle of the figures for the neighborhood. If not, then it was felt that the project was too large. It was stated that Kawama Lane has all one-story homes on one side of the street and all hedges on the other side. Other Commissioner Members commented that this project was equally as massive as the house next door and it was a well designed Mediterranean style home. It was stated that the front elevation looked very similar to the rear and that the front door needed more detailing around it. Mrs. Frost-Golino said the three favorable letters in the file were form letters as they were exactly the same.

Mary De Gunzburg, who resides at 220 Kawama Lane, addressed the Commission. She felt the house was very handsome, but it would set a bad precedent to allow a two-story house on this street.

Note for the record: There were four letters in the file, three in favor of the project and one opposed to the project.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED AND TO RETURN WITH THE DETAILS OF THE FRONT ENTRANCE.
MOTION SECONDED BY MR. ADAMS.

ROLL CALL:

MR. DEZIEL	YES
MR. ADAMS	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MR. BELL	YES
MRS. FROST-GOLINO	NO
MR. SCHULER	YES

MOTION CARRIED 6-1.

B115-99 New Townhouse

Applicant: Sunset Avenue Partners, LLC
Address: 152 and 160 Sunset Avenue
Architect: Portuondo Perotti Architects
Project Description: New Palm Beach Bermuda styled townhome project.

This project was deferred from the November meeting.

Architect Raphael Portuondo presented the project. He said it is a West Indies, Colonial and Bermuda styles mixed together. The neighborhood has a mixture of commercial and residential zoning. A garden area will be created between the front door and garage in front of each unit. A pedestrian fence along the property line will be ½ block and ½ wrought iron. Each unit will be a total of 4,500 square feet. The roof material will be a grey/green concrete material that will look like slate.

Mrs. Gingras stated that this project was more of an urban townhouse as opposed to a lot of townhouse project with the garages located in the front. It was felt that the two parapets at the front doors were very similar looking and there were too many similarities on each unit.

Mr. Cury said that a lot of research and time was spent on the parapet walls. They decided to make one front door more Colonial and one front door key stone with a compressed arch. They distinguished them by using different windows above the front doors and slight modifications along the parapet. The windows will have impact glass, and the building will be yellow painted stucco.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.**

ROLL CALL:

MR. DEZIEL	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MR. BELL	NO
MRS. FROST-GOLINO	YES
MR. ADAMS	YES
MR. SCHULER	NO

MOTION CARRIED 5-2.

B117-99 Demolition and New Duplex

Applicant: Jeanne Conway, Robert Jackson and Charles Wilson
Address: 321 & 323 South Lake Drive
Architect: Don Lang
Project Description: Demolition of existing buildings and a new two-family residence

This project was deferred from the November meeting.

Mr. Messing, Dr. Rosenberg and Mr. Schuler spoke with Mr. Wood. Mrs. Gingras, Mr. Adams, Mrs. Kinsella and Mr. Wideman met with Bill Elias.

Bill Elias said he is a contract purchaser with Robert Woods. He said they had no indication as to whom the architects were and they could find no architectural details of the existing building.

**MOTION BY MR. ADAMS TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR DEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

Bill Elias presented a model of the proposed project. One of the garages will be located in the rear of the building and the other will be shielded by a property wall on the front of the building. He described the project as a mansard French chateaux style building. The third floor was incorporated into the roof in a dormer situation. The roof will be split in the middle and quoins were added to create some relief to the building. The roof will have a cement tile which will look like slate. The building will be a soft grey with white trim and black iron railings. Hurricane glass will be used in the windows with raised applied muntins.

The front entries were not detailed and the Commission wanted to see what they will look like.

**MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION
TO COME BACK WITH THE CHANGE IN THE DESIGN OF THE TWO FRONT
ENTRANCES.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

Attorney Ron Kolins addressed the Commission regarding the project at this time.

B118-99 New Residence

Applicant: Dan Swanson
Address: 615 North Lake Trail
Architect: Phoenix Architects
Project Description: New single family residence

This project was deferred from the November meeting.

No one was present to represent the project.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B119-99 Style Modifications

Applicant: Marques DeOlaso Javier
Address: 1496 North Lake Way
Architect: Mitchell O'Neil
Project Description: Modifications to existing single family dwelling. Major changes to

exterior facade.

Architect Mitchell O'Neil introduced the design architect and the property owner Marques DeOlaso. The mass of the house and the roof height will remain the same. The house will be converted from a three bedroom to a two bedroom. Grey stucco will be added to the house and new columns will line up with the overhang creating a loggia on the rear elevation. The aluminum railing on the east elevation will be removed and replaced with a stucco wall.

Mr. Frank said they plan to introduce new building materials which will unify the house.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B120-99 New Residence

Applicant: Feduma, LLC-151 Atlantic Avenue
Address: 151 Atlantic Avenue
Architect: The Lawrence Group
Project Description: New single family house with new site walls.

Architect Eugene Lawrence presented the project and said that Atlantic Avenue has permit parking so they provided as much on site parking as possible. The garage is on the east side of the building and will not be seen from County Road. The proposed 3,495 square foot, one-story house will have white stucco and columns on the rear elevation. It will have 10' glass in the living room and 8' headers everywhere else. Soffits will be over all of the windows to conceal the roll shutters.

Mrs. Gingras said the street scape drawing indicated that the plate height of the house was lower than the neighboring buildings. Mr. Lawrence agreed to consider raising the plate height to proportion it with the houses next door.

MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B121-99 New Residence

Applicant: 150 Dunbar, Inc.
Address: 150 Dunbar Road
Architect: The Lawrence Group
Project Description: New single family house with two new cabanas, swimming pool and site walls.

Architect Eugene Lawrence said the house is a contemporary style and will be centered around an interior court yard with a trellis placed between two cabanas on the rear elevation. He presented a model of the house to show the mass and said the roof heights will be 10', 14', 16' and 21'. There will be site walls and the garage will be located on the side yard. The size figures of the house will be 9,023 square feet with a 4.25 CCR and .46 FAR. It was brought to Mr. Lawrence's attention that the maximum FAR is .45. He said he would bring the project into compliance.

It was felt that the west elevation was flat and seems to go way back which will read very large. Mr. Lawrence said they may be able to reconfigure the staff quarters, elevator, hallway and stairs. He was asked to bring the elevation plans of the cabanas for presentation and push the house back about 10' further on the lot. It was stated that the architectural style for the street was mostly Mediterranean. Mr. Lawrence said the modern style is an expression of the taste of his client.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT FOR FURTHER STUDY TO THE JANUARY MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.

B122-99 New Residence

Applicant: G.W. Partnership
Address: 230 Wells Road
Architect: Smith and Moore Architects
Project Description: New two-story Mediterranean revival home.

Mr. Deziel was not in attendance during this project making Mr. Wideman a voting member.

Mr. Wideman said he met with the architect. Mr. Messing and Mr. Adams said they met with the builder and the architect.

Architect Harold Smith and owner Paul Whittmann presented the project. Mr. Smith said the

street has a mixture of architectural styles. The smallest home in the neighborhood is 3,200 square feet and the largest home is 7,888 square feet which is located directly behind the proposed 5,788 square foot project. The main two-story mass is located in the center of the lot which will step to a one-story section and then to a two-story garage/staff quarter. The FAR of the project is 40% and the CCR is 4.1. The entry will have quoining, decorative stucco at the fascia, a cast stone surround which step into the pecky cypress front door with wrought iron detailing above it. The windows will be impact, casement, aluminum clad, in a dark green finish.

Some of the Commission Members felt the project was on the large side and others felt the project was considerate to the neighbors.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.**

ROLL CALL:

MR. WIDEMAN	YES
MR. ADAMS	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MR. BELL	NO
MRS. FROST-GOLINO	NO
MR. SCHULER	NO

MOTION CARRIED 4-3.

B123-99 New Residence

Applicant:	Erik Waldin
Address:	247 Jungle Road
Architect:	SKA Architects

Project Description: New two-story Mediterranean style single family home.

Mr. Bell, Mr. Schuler, Mr. Adams and Mr. Deziel said they met with Erik Waldin.

Architect Patrick Seagraves presented the 8,730 square foot Mediterranean style project. The three garages will be located in the rear of the property off of the alley. They will keep the existing site wall and an existing 600 square foot guest house which has zero setbacks on both sides. The proposed Mediterranean style house will be 8,730 square feet.

It was felt that the Mediterranean style was nicely thought out, but it is too big and that the columns on the loggia were too slender and out of proportion.

Mrs. Frank Miller, who resides at 240 Jungle Road, felt the proposed project was too massive for the street.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE JANUARY MEETING TO RETHINK THE MASSING OF HOUSE AND CERTAINLY THE APPEARANCE FROM THE STREET.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

The architect asked for more direction at this time. The Commission felt the CCR and FAR were questionable and it was suggested to use less dimension or one-story elements on the street, or move the eastern most portion further back. Lowering the plate height would not be sufficient to lower the CCR of this project.

Mr. Bell left the meeting at this time.

B124-99 Two New Townhomes

Applicant: Arturo Burigatto
Address: 205 Atlantic Avenue
Architect: SKA Architects
Project Description: New construction of two two-story Mediterranean style townhomes.

Architect Patrick Seagraves passed out calculation sheets for the project and the surrounding area. The Mediterranean style townhouse will have side entry garages on the front elevation with a 6' long balcony above. The entries will step back from the front elevation with one entry having a round head and the other having a flat head. The streetscape drawing showed an

existing house on one side of the vacant lot and a four-story condominium building next to that. The total square footage of the project is 8,340 square feet.

The Commission asked the architect to rethink the project, save some of the beautiful landscaping and be a little more creative. It was felt the Mediterranean architecture and the size of the project would introduce something totally dissimilar for the area.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE JANUARY MEETING TO COMPLETELY RESTUDY THE DESIGN AND TO TAKE A LOOK AT THE TWO DUPLEX PROJECTS REVIEWED TODAY AND DRAW SOME INSPIRATION FROM THEM.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B125-99 Addition

Applicant:	Gerald K.Parker
Address:	272 Southland Road
Architect:	Stephan Yeckes
Project Description:	Addition including a new two-story portion above an existing one-story footprint.

Architect Steven Yeckes said the house was designed by John Volk. The 1,330 square foot, two-story addition will be toward the front of the property and away from any of the neighbors. They maintained the details of the existing house, but will remove the wood from the second floor area and change the front door.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Adams and Dr. Rosenberg left the meeting at this time.

B126-99 New Pump House

Applicant: Town of Palm Beach
Address: Northeast corner of Seminole Avenue and Bradley Place.
Architect: Brower Architectural
Project Description: Motor control house for remote pumps

Mr. Brower asked for project deferral.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B127-99 Addition

Applicant: Beck P. Critoph
Address: 291 Queens Lane
Architect: Brower Architectural
Project Description: Garage addition and minor cosmetic changes.

Architect Ken Brower said this 268 square foot addition received three variance approvals.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B128-99 Demolition and New Residence

Applicant: Ed J. Chafel
Address: 167 Seabreeze Avenue
Architect: Affiniti Architects
Project Description: New two-story residence and demolition of existing residence

Architect Benjamin Schreier presented the demolition report/letter at this time which stated that the 5,420 square foot house was built in 1978 and designed by the architectural firm of Oliver-Glidden.

MOTION BY MRS. KINSELLA TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS. MOTION SECONDED BY MR. MESSING. MOTION CARRIED UNANIMOUSLY.

Mr. Schreier said the proposed replacement house will be 7,850 square feet with a FAR of 42% and a CCR of 4.33.

Mrs. Gingras said the size is large, but it is not the largest in the area. She felt it was a very interesting house.

Mrs. Frost-Golino was troubled by the size and felt the County Road elevation was very massive and that everything else around it is smaller. Mr. Schreier said the County Road elevation is 40' away.

Other Commissioners felt it was designed to take away massiveness from the street and was sensitive to the neighbors.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED. MOTION SECONDED BY MR. MESSING.

ROLL CALL:

MR. WIDEMAN	YES
MR. MESSING	YES
MRS. GINGRAS	YES
MRS. KINSELLA	YES
MR. DEZIEL	NO
MRS. FROST-GOLINO	NO
MR. SCHULER	YES

MOTION CARRIED 5-2.

Mr. Wideman left the meeting at this time.

B129-99 New Residence

Applicant: Mr. And Mrs. Andrica
Address: 300 Arabian Road
Architect: REG Architects
Project Description: New two-story CBS single family residence.

Architect Rick Gonzales said there is a 40' gumbo limbo tree in the front of the lot that will remain and will be the focal design element for the house. Existing landscaping on the eastern property line will remain. He said there is an empty lot just to the west of this property which is owned by Mr. Andrica and they may have plans to develop it in the near future. The two-story Mediterranean style home will be in an "L" shape with one-story wings and the garage will be located on the rear of the property.

Mrs. Frost-Golino said there was one house on three lots that was smaller than the one house planned for ½ of the these lots.

Mrs. Gingras said there was a lot going on with this house which is in a neighborhood with fairly simple houses.

Mr. Schuler was not opposed to the size of the house, but he felt there was too much fancy grill work and medallions that overwhelm the house.

The Commission felt the house that goes on this lot should be smaller and simpler and that the owner should not assume to build a house this size and of this kind of ornate nature on this lot. They asked if the owner could keep the two lots and do something large, then they would look at the project very differently.

Mr. Gonzales said he thought there may be a buyer for the other lot.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE JANUARY MEETING FOR FURTHER STUDY.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B130-99 New Residence

Applicant: Josh Mendelsohn
Address: 215 Coral Lane
Architect: Scott Disher
Project Description: New two-story residence, British Colonial with side entry, single story garage including hardscape and landscape.

Mr. Messing, Mrs. Kinsella and Mr. Deziel said they spoke with Attorney Jim Paine.

Attorney Jim Paine said the proposed project is a two-story British Colonial residence. The second floor area will be about 40% of the house, with 60% on the first floor and the two-story portions set back 70' from the street. He said this project is between 100 and 200 square feet over the average of all of the homes within 200 feet and that this project was right in the medium on size.

Mr. Frank read a letter from Dr. F. J. Hanley who was in support of the project.

Mrs. Gingras said there are only one or two houses that are within that range, most of the others are in the 2 to 3 range and the proposed project is a 5,500 square foot house on a 12,700 square foot lot. Mr. Paine said this house is smaller in size to other houses in the neighborhood. Mrs. Gingras said it's on a smaller piece of property compared to the others. She felt the two Dutch/South African motif on the front would be more appropriate on a two-story element rather than the one-story elements in front of a hip roof.

Mr. Deziel felt the house was 10% too big. If the project were around 5,000 square feet, the FAR around 40% and a CCR around 4.0, which would still be large considering what is on either side of it, but it would be acceptable because they did a fine job of the architecture.

Mr. Paine offered to reduce the height of the parapet elements on the front elevation. Mrs. Gingras asked him to rethink the parapet elements with the hip roof behind them.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE JANUARY MEETING FOR FURTHER STUDY.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mr. Paine said his client offered to remove the covered lanai on the rear of the house. The

Commission felt they could look into it, but it would be a shame losing the outdoor space.

Note: There was a letter in the file that was not read into the record from Joseph F. Crossen, who was in favor of the project.

VII. OTHER BUSINESS

There was no other business to be heard.

VIII. ADJOURNMENT

MOTION BY MRS. KINSELLA TO ADJOURN THE MEETING AT 6:35 P.M.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.