



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
FRIDAY, NOVEMBER 20, 1998
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 9:00 a.m.

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
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member
Eric Adams, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Robert L. Moore, Director of Planning, Zoning & Building
John C. Randolph and Clay Brooker, Town Attorneys
Gretchen Dayton, Recording Secretary

ABSENT:

Laurel Baker, Member

Mr. Frank read a letter from Laurel Baker stating that she is the Corporate Secretary for the Whitehall Foundation and their annual meeting will conflict with the November ARCOM meeting.

Mr. Moore said that Mrs. Baker's absence will not be excused, as work related absences are not permitted absences as found in the ordinance.

III. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 28, 1998 MEETING.

Mr. Bell stated that Mrs. Kinsella and he were not noted as present in the Minutes.

**MOTION BY MR. BELL TO APPROVE THE MINUTES AS AMENDED.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

IV. SWEARING IN OF 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

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B53-98 Addition

Applicant: Dr. and Mrs. Harvey Cove
Address: 309 Tangier Avenue
Architect: SKA Architects
Project Description: A 1,200 square foot addition to the second floor

This project was deferred from the July, August, September and October meetings. The property owners requested that this project be removed from the agenda.

**MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B60-98 New Residence

Applicant: Robert A. Garvy
Address: 200 Esplanade Way
Architect: Thomas Kirchhoff
Project Description: New two-story residence

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

Mr. Frank read a letter from Architect Thomas Kirchhoff asking to have the project removed from the agenda.

**MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B65-98 Front Facade

Applicant: Mrs. Gale Brophy
Address: 1139 North Ocean Blvd.
Architect: Douglas Root
Project Description: Front facade renovation

The project was deferred from the August, September and October meetings

Mr. Frank said there are code problems with this project and recommended to remove the project from the agenda.

**MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B67-98 New Residence

Applicant: John L. and Louisa R. Cohan
Address: 241 Kenlyn Road
Architect: SKA Architects
Project Description: Construction of a new two-story residence and renovations to existing guest house.

Demolition was approved at the August meeting.

This project was deferred from the September and October meetings at the applicant's request

Mr. Adams said he spoke with the architect regarding the project.

Architect Jacquelyn Albarran presented a CCR study of the neighborhood. She said the house will be an island style with two court yards on either side of the house. The one story garage will be set back 10' feet from the rear property line, the front yard set back will be at 35' and a two story section set back 56'. The existing two-story cabana in the rear yard will be renovated. The project was reduced in size from 25% lot coverage to 23% lot coverage and the greenspace was increased to 53%. She said the CCR was increased from 3.2 to 3.4 because the heights of the beams were raised. The total square footage of the house will be 8,288 including the open porticos, the existing guest house and all of the accessory buildings. The windows will have

ARCOM Minutes 11/20/98

working shutters and applied panels or impact glass will be used on the windows without shutters. Ms. Albarran agreed to landscape heavily along the driveway to screen the garage from the neighbors and use grass in between the paving material.

It was felt that this project was a good example of a large house with the mass kept at a minimum. It was stated that this project is the result of a good working relationship between ARCOM, the architects and the property owner.

Mrs. Frost-Golino asked the architect to address the impact this project would have on the property to the rear. Mrs. Albarran said the existing house has a two-story section along the entire side of the property with a 5' set back. The proposed two-story section of the project will be 16' from the property line.

The Commission felt the project was well planned for the property. It was stated that the garage doors were well designed and attractive.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B68-98 New Residence

Applicant: Bayhill Development
Address: 321 Brazilian Avenue
Architect: Smith and Moore Architects
Project Description: Construction of a new two-story residence with detached garage/staff quarters building.

Demolition was approved at the August meeting.

Mrs. Kinsella and Mr. Adams declared ex-parte communication.

This project was denied at the September meeting, placed on the October ARCOM agenda at the Town Council's directive and deferred by ARCOM from the October meeting.

Architect Harold Smith presented the project. He said the beam height was reduced from 22' to 21', the square footage was reduced from 5,598 to 5,574 and the CCR was reduced from 6.7 to 6.3. He said they received a variance from the Town Council for a 5' set back in lieu for the required 15' set back at the rear of the property. This allowed the mass of the building to be pushed to the rear of the property for a front set back of 35'. He presented a drawing of an offset front elevation that the Town Council reviewed at their last meeting.

Mr. Moore said that it was agreed at the Town Council meeting to reduce the tie beam height by 1' for some relief on the east side of the building, and restudy the front entry.

Mr. Smith said the recess at the side entry was carried through to the second floor. The front door will be recessed three feet, centrally located with a flat cast stone surround, and there will be a symmetrical window arrangement above it. He presented several different configurations of window arrangements and balconies on the front facade. The garage staff quarters will have stucco walls, a flat roof and wrought iron looking stair railings. The building color was changed to a beige color and the shutters were removed to simplify the look of the building. He presented a street scape elevation drawing and said that the Landmarks Commission approved a 10,900 square foot duplex project to the west behind a landmarked wall. He said the building height plane of the original building, at the 25' set back, was 36° and the proposed building, pushed back with the beam height lowered by 1', will be at 26° and well below what is there now. He said they are approximately at the same height as the ridge of the bungalow next door. He said there will be about a 2' differential between the floor of the existing building and the required 7.5' elevation of the proposed building.

Mr. Moore said the Town Council discussed the size of the building and they approved the footprint with the reduction of 1' in the tie beam, some relief to be created on the east elevation and a return to the front entry that ARCOM had preferred. He said the Town Council felt that it took care of the square footage issue, the mass issue, except for the front, as well as the placement issue.

Mrs. Frost-Golino said that not being able to address the mass, ties the hands of the Commission. She felt that lowering the tie beam was important and by moving the building away from the street made it more similar to the other buildings on the street in terms of the building height plane. She would have preferred to see the front entry more offset, but she liked the simplicity of the facade. She said that this building looks like a transition between the very large duplex to the west and the smaller building to the east.

Mr. Deziel said this project is overboard the other way and it is difficult for ARCOM when an applicant doesn't want to go along with the recommendations of ARCOM. He felt that the 2' reveal on the east side did not break up the mass, but in fact brought attention to it because there are more ridges and more hips to look at. He said the front facade was never a problem. He felt that the project was not a transition whatsoever and he believed, that from an architectural standpoint, this project will be a tragedy.

Mr. Wideman agreed and said he felt this project still does not fit into the neighborhood or that steps have not been taken to relieve the mass.

Mr. Bell asked that the project be reduced in size at the last meeting. He said that only the footprint was approved by the Town Council which does not affect the mass as far as he was

concerned.

Mr. Moore said the Town Council addressed the mass of the building when the developer lowered the tie beam by one foot, provide the relief on the east elevation and by a vote of the Town Council they did not want to provide an offset front entry, they wanted a flat front entry.

Mr. Bell asked Mr. Moore if Council instructed them to approve the mass as it exists. Mr. Moore said there was no direct instruction for ARCOM to approve the mass.

Mr. Deziel said that no one objected to the footprint of the building, the objection was with the second floor and the beam height. He said that a 24' square foot reduction does not meet the request given to them last month.

Mr. Moore said that even though the Town Council did not directly order ARCOM to approve the mass, the intent was there. He said that at the November Town Council meeting the issue of mass was raised by the Council and they gave them very clear instructions to the mass. They offered to lower the tie beam, make an indentation on the east elevation and to move the structure ten feet to the rear. Although there was no direct order for ARCOM to approve the mass, he believed that the issue of the mass was decided by the Town Council at their variance hearing and asked ARCOM to look at the architectural matters. He told them they should draw their own conclusion from the facts that were stated.

Mr. Schuler said he understood that at the denial appeal hearing of the Town Council meeting, there was some discussion of moving the second floor back. He said that is an architectural matter that would reduce mass and it was one approach to the design aspect of this building.

Attorney James Brindell addressed the Commission and said the Town Council resolved the mass issue. He said the Town Council did not use the words "tell ARCOM to approve the mass," but they did resolve the issue with the recessed front facade, the 1' lower tie beam, everything set back 10' plus a deed restriction on the east side of the property to ensure the existing landscaping remains at the same height or greater. Mr. Brindell read a portion of the transcript of the Town Council meeting which stated that Harold Smith said the total floor area of the main structure is 4,264 square feet, the garage with the staff quarters is 1,310 square feet for a floor area of 5,574. The CCR of 6.3 is down from the 6.7 previously, by the lowering of the beam height and the reduction of the square footage. He said they approved the project under those terms and conditions.

Mr. Deziel said the direction to the applicant last month to come back with a smaller structure wasn't on the agenda of the Town Council. He said that the quotes that Mr. Brindell read from the Town Council Minutes could have been taken out of context with respect to the approval of the aesthetics and mass under the ARCOM jurisdiction. They could have been intended to be within the guidelines to approve a variance and these are the elements that they want to go along

with for the variance. He felt the answer was very clear that the mass of this structure is still within the discretion of this board. He believed that the Town Council did not say that ARCOM is stuck with this mass.

Mr. Brindell said they did not want to accept a project deferral.

Mr. Schuler said that when this matter came before the Town Council there was discussion about moving the second floor back and offsetting the front door. He asked if any of these changes were made. Mr. Smith said that he has not investigated moving the second floor back, as it is not acceptable to his client.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE DECEMBER MEETING AND THAT THE MASS OF THE STRUCTURE WILL BE LOOKED AT AGAIN BY THE APPLICANT CONSISTENT WITH THE EXACT MOTION THAT WAS MADE LAST MONTH, THE FOOTPRINT IS ACCEPTABLE, BUT THE SECOND FLOOR AND MASS ARE TOO LARGE.

Mr. Bell said the Town Council could not criticize them if they defer the project for the architectural aspect only.

Mr. Deziel suggested deferring the project to later in the meeting so that it may be reduced in size by breaking up the mass in the front with possibly a one-story entry. He said the ground floor area may be expanded to come up with a solution for the square footage.

Mr. Smith asked the property owner if he would like to consider the suggestions that were made, and his response was "no."

Mrs. Gingras asked Mr. Smith if he could shift the mass to the back of the house.

Mr. Smith said he was certain there was a way this could be done, but the client has a plan in which he wants to live and as the employee of an owner, would he have the freedom to do that under this application, probably not.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE DECEMBER MEETING IN ACCORDANCE WITH THE TOWN CODE, SECTION 5-387, SUBSECTION G; THE PROPOSED BUILDING OR STRUCTURE IS NOT APPROPRIATE IN ITS RELATION TO ESTABLISHED CHARACTER OF OTHER STRUCTURES IN THE IMMEDIATE AREA OR NEIGHBORING AREAS IN RESPECT TO SIGNIFICANT DESIGN FEATURES SUCH AS QUALITY OR ARCHITECTURAL DESIGN AS VIEWED FROM ANY PUBLIC OR PRIVATE WAY, AND BECAUSE THE PROJECT IS NOT SENSITIVE TO THE LANDMARKED BUILDING ON THE EAST SIDE AND THAT THE OWNER HAS DISPLAYED "0"

**FLEXIBILITY IN TRYING TO ACCOMMODATE AND GET AN APPROVAL.
MOTION SECONDED BY MRS. GINGRAS.**

Mr. Brindell said the criteria are very general and the Commission should tell the applicant how the project does not meet the criteria.

ROLL CALL:

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

MOTION CARRIED 5-2.

Mr. Schuler said he had no problem with the size of the project, but there were design studies shown to only a few Commission Members and the full Commission should have the entire scope of whatever studies were made. He said the owner refused to allow the architect to address some of the architectural questions.

Mr. Bell said he felt the architecture is inadequate at the present time and he did not want the size to be an issue when it goes back to Town Council.

Mrs. Gingras suggested shifting some mass to the rear of the property for relief on the front.

Mrs. Frost-Golino said that it would be nice if the rest of the Commission could see the design study that Mr. Smith had shown her with the mass set back. She said that very clearly the issue of mass has been taken away from ARCOM.

Mr. Wideman said the Commission is addressing the appearance of mass, but it is basically an architectural decision.

Mr. Smith said he would be willing to accept a deferral to the end of the meeting, but could not guarantee that he would have a solution by the end of the day.

**MOTION BY MR. BELL REVIEW ANY DESIGNS THAT THE ARCHITECT MAY
BRING BACK IN THE AFTERNOON.
MOTION SECONDED BY MRS. KINSELLA.**

ROLL CALL:

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

MOTION CARRIED UNANIMOUSLY.

B72-98 New Residence

Applicant: Doyle and Barbara M. Rogers
Address: 230 Clarke Avenue
Architect: Smith and Moore Architects
Project Description: New two-story Residence

This project was deferred from the September and October meetings.

Mr. Bell and Mr. Adams said they spoke with the architect. Mrs. Gingras and Mrs. Kinsella said they spoke with the architect and the owner. Mr. Schuler said he spoke with the owner.

Architect Jon Moore presented the project and Doyle Rogers addressed the Commission. Mr. Moore said the tie beam height was lowered, the square footage reduced from 8,770 to 8,441 and the building color was changed from pink to beige. There will be shutters on the second floor and the roof will be a hunter green color.

The Commission felt the project fit in with the street and they commended the applicant and architect for working with the Commission.

Mr. Deziel said he had no objection if the owner wanted to build the original color.

Mrs. Frost-Golino said the information that the architect provided proved that this project fits into the neighborhood.

MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

B82-98 New Residence

Applicant: Ocean Bay Holdings
Address: 140 Clarendon Avenue
Architect: Ralph Cantin
Project Description: New residence

This project was deferred from the October meeting as it did not meet the code requirements.

Architect Ralph Cantin introduced Designer Joe Brennan. Mr. Cantin said the main house will be behind a one car garage and a guest house which will be joined by a property wall with a pedestrian gate in the middle. Mr. Brennan said the main house will have two projecting wings. He said that clay barrel roofing material and stucco on the building surface will be used. The fascia and soffit will be pecky-cypress wood, the windows will have true divided lites and the windows and doors will be solid mahogany. He said the stucco will be yellow and the mahogany will be stained an off grey/beige color. The pediments over the windows will be done in a smooth stucco to look like stone and the surface area will be a rough stucco. Mr. Cantin said the tie beam height will be 24'6" above the finished floor elevation which will be at 8'.

Mrs. Gingras said she liked the concept of the small houses in the front and having to driving behind them to get to the main house. She felt the north elevation looked commercial, possibly because there are no windows on this elevation. She thought the scale of the details on the house were out of proportion. Mr. Brennan insisted that the details were in proportion. Mrs. Gingras felt it was overdone and the big arched windows on the rear elevation were over scaled.

Mr. Deziel felt that the project fit the lot, but the details were too large.

Mr. Cantin said the total square feet of the project including all of the buildings will be 9,700. Mr. Brennan presented photographs of the neighboring properties, but did not have a street scape drawing.

Mrs. Frost-Golino said the battlement wall with a gate seems too dissimilar to what is on the street. She felt that the configuration of the motor court did not conform with the lay of the land. She said that the tent type roof, the heaviness of the detailing and the plate height did not help the massiness of the project.

Mr. Bell felt that a gable roof and the over-the-door treatment of the pedestrian gate were not correct on a Mediterranean style house. He said the main entrance to the house is too high and the roof lines going up to the main roof look as though they interfere with each other. He felt that the two round windows were not needed. He asked Mr. Brennan not locate the air-conditioning units in the front yard as he did on a previous project.

ARCOM Minutes 11/20/98

Mrs. Kinsella said the chimney looks like it was just put on and two court yards were too much for this project.

Dr. Rosenberg agreed with the designer and said the design is typical of the northern Italian style.

Mr. Schuler liked the project, but he felt the rendering that was presented may show the details as heavy.

The architect was asked to do an overlay drawing to show the wall with the two small buildings in front of the house and to show how the details are classically proportioned. He was asked to draw the third garage door on the east elevation and restudy the fenestration.

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

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B83-98 New Residence

Applicant: Nikita and Paula Zukov
Address: 1226 North Lake Way
Architect: Nikita Zukov and Consulting Architect Jackie Albarran
Project Description: New two story single family Mediterranean style residence.

This project was deferred from the October meeting.

Mr. Schuler said that Mr. Deziel had a previous Conflict of Interest and would return to the meeting after the project presentation. Mr. Bell, Mr. Adams, Mrs. Gingras and Mr. Schuler said they received phone calls from a neighbor.

Architect Jackie Albarran passed out neighborhood size comparison charts to the Commission.

Mrs. Frost-Golino said the project is different from the houses on either side.

Ms. Albarran said they analyzed all of the suggestions the Commission made at the last meeting, but for them, this is the way the house would have to stay. She said the house will be far enough away that the height would not create a shadow on the house next door. The tie beam height is 21' and the ceiling heights in the center portion of the building are 10' and 9'.

Mrs. Gingras said that if the finished floor elevation is 10' and the tie beam is 21', then the tie beam relative NGVD is 31' high. Ms. Albarran said the two-story wings on either side are 1' lower.

Mr. Bell said the project is above average in every category and it appears as though it is squeezed on the lot because the lot is very narrow.

Mr. Wideman felt the project was not obtrusively larger than the other houses on the street.

Mrs. Kinsella asked if the main portion could be lowered 6" to match the height of the wings.

Ms. Albarran said the west and east elevations will have arched, clear glass, non operable windows. Mr. Schuler was concerned with this type of window in the garage because the automobiles will be easily seen from the street.

The run off water from the lot was discussed and Ms. Albarran said the slope of the subject property matches the slope of the properties on either side, there are no plans to change it and the existing landscaping will remain. She said that when plans are submitted for building, they must provide proof that the runoff water will be retained within the property.

Attorney Thomas J. Baird addressed the Commission and said the project is more than 50% larger than others in the area. He suggested reducing the size of the court yard in the center and create more greenspace on the sides of the building. He said that if the Commission would stipulate that the roof will be no higher than 4' above the neighbors roof and that no fill will be added to the lot, they would drop their objections to the project.

Architect Steven Yeckes said he felt that a court yard design house on an 83' lot is not appropriate. He compared drawings of the exiting house and of the proposed house. He said his study showed the roof height above Mr. and Mrs. Bruno's house next door will be 7' and not 4' as stated at the last meeting. He said that a substantial amount of fill will be required to have the finished floor elevation at 10'. He suggested to reduce the mass on the north side to eliminate the court yard and lower the point of origin.

Mrs. Frost-Golino said that according to the street scape drawing, the design is not out of line with any other house except for the Bruno house.

Phyllis Dennis who resides at 1231 North Lake Way addressed the Commission and said their main concern is the mass of the proposed house. She read a letter from Lynn George who lives on Mockingbird Trail stating her objections to the project.

At this time Town Attorney John Randolph was in attendance and Acting Town Attorney Clay Brooker left the meeting.

Attorney Ron Kolins made comments on behalf of the applicant and asked that the neighborhood statistics chart be made part of the record. (The chart is attached to and made part of these minutes). He said the lack of changes to the project should not be interrupted as a lack of

cooperation as the only request at the last meeting was to have the statical data. He said the architecture has been well received by the Commission and that the statistical comparison charts show the house is compatible with the houses around them in the neighborhood. He said they are not willing to design a box as Mr. Yeckes suggested and there is no requirement that a house has to match the house next door.

Ms. Albarran presented an angle of vision chart, (horizontally and vertically), depicting the proposed house on the site and showing its relation to the neighboring houses. She said that out of sixteen houses, the angle of vision study indicated that only three others have a lower angle of vision than the proposed project, the neighbor to the south and the two neighbors north of the Bruno's. She did a vertical angle of vision for four houses and the study showed the Bruno's house, the Kooluris house and the proposed house are all at 15°. She said the second floor section is set back and the one story portion is scaled with the land.

Michael Andrews addressed the Commission and said he felt the representation reflected two neighborhoods. He asked the commission to consider the entire community.

Al Bruno who lives at 1230 North Lake way addressed the Commission.

Marie Bruno addressed the Commission and passed out an article written by Cyndi Smith which described this project as "large."

Mrs. Frost-Golino suggested reducing the impact on the north side by eliminating some of the square footage on the second story, north elevation, the section that faces the street. She said it would reduce the impact on the north side, it would bring the square footage in a more reasonable average of the neighborhood, bring more light into the court yard and give it more symmetry.

Mr. Zukov addressed the Commission and said that the building that was described in Cyndi Smith's article was not this project. He said the square footage of the house is now 5,900 square feet and that Mr. Wyett increased the building by 100 square feet as they agreed to eliminate the breezeway between the garage and the building.

Mr. Kolins addressed the Commission again at this time.

Ms. Albarran said that since the lot slopes, within the stem foot of the property, soil will be brought in for the finished floor, but it will not affect the actual lay of the land.

Mr. Bruno addressed the Commission again at this time.

Mrs. Bruno asked to preserve the landscaping between the properties on the south side of her property as she feared that a tall house next door will shade this area and the plants may die.

**MOTION MR. BELL TO APPROVE THE PROJECT PROVIDING THAT THE NORTH ELEVATION WILL BE REDUCED BY 10 FEET ON THE SECOND FLOOR SO THAT IT GOES BACK TO THE DOOR ON THE FIRST FLOOR AND THAT THE APPLICATION MEETS THE CRITERIA SET FORTH IN SECTION 5-387.
MOTION SECONDED BY MRS. GINGRAS.**

Mr. Zukov offered to remove 5' from the second floor.

Mr. Kolins said they will agree to remove 5' from the second floor and it will be contingent upon the Bruno's dropping their law suit.

Mr. Baird said it was unfair to ask them to make a decision architecturally and legally regarding a compromise that has been presented that has not been evaluated.

Mr. Randolph said the Commission is not in the business of settling law suits. They are to look at a project and make a decision based upon the criteria in the code to approve it, disapprove it or defer it.

ROLL CALL:

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

MOTION FAILED 3-4.

**MOTION BY MRS. FROST-GOLINO TO DEFER THE PROJECT TO THE DECEMBER MEETING TO WORK ON THE ARCHITECTURE WITH THE IDEA OF REDUCING THE AMOUNT OF SQUARE FOOTAGE ON THE NORTH SIDE, ON THE SECOND FLOOR, SO THAT IT WILL NOT ADVERSELY AFFECT THE ARCHITECTURE, BUT IT WILL IMPROVE THE CONDITION THAT IS THERE WITH THE HOUSE TO THE NORTH.
MOTION CARRIED UNANIMOUSLY.**

B84-98 Demolition and New Residence

Applicant: A.R. Building Company
Address: 218 Jamaica Lane
Architect: The Pandula Architects
Project Description: Demolition and New Two story residence

This project was deferred from the October meeting.

Mr. Deziel said he spoke with the architect regarding the project.

Architect Eugene Pandula said the project was reduced 614 square feet from the last presentation which brings the CCR down to 3.85. He presented an overlay drawing showing the areas where the mass of the building had been removed in five or six different locations. He said there will be twenty-eight feet between houses and there will be 55% greenspace. The Bermuda style house will have a flat cement terra cotta color roof tile, the outlookers will be painted wood with a narrow fascia board and the windows will have true divided lites with clear glass.

Mr. Deziel felt the house was attractive and complemented the architect for bringing the numbers down. He said he would like to see it smaller, but he has worked with a lot of elements and the set backs are more than required, the beam height is much lower than required and the project has come a long way for a positive feeling.

Mr. Bell said that the square footage was taken out of the rear of the house which has no impact on the street and he suggested moving the second story portion further back.

Gingras said the tie beam height is good and the balcony is a gesture to complement the other houses in the neighborhood.

Mr. Pandula stated that the two-story section is 40' and the existing house has a 64' length with a 1' break at the 30' set back. He said the proposed house will be 45.5' from the street.

Dr. Rosenberg and Mr. Adams felt the project was acceptable as presented.

Mr. Schuler asked if the windows on the front could be similar to the floor to ceiling type of windows that are on the existing house.

Mr. Pandula said the total square footage of the proposed house is 4,314 and he will bring the greenspace up to 50%.

Mrs. Frost-Golino said the FAR and CCR are still high for the neighborhood, but the mediating circumstances are at the cutting edge in terms of zoning as the set backs are greater than they

need to be.

Mr. Frank read a letter from Mr. and Mrs. Mason who reside at 219 Jamaica Lane stating their objection to the project.

Mr. Barton and Mr. Weeks addressed the Commission at this time.

Mrs. Frost-Golino left the meeting at 4:00 p.m.

Chairman Schuler passed the gavel to Vice-Chairman Gingras and left the meeting room.

Mr. Bell said he felt the project could be reduced by 1,000 square feet.

Mr. Pandula agreed to meet with the neighbors and discuss the project with them.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE DECEMBER MEETING AND MAKE SOME PORTION OF THE FRONT FACADE INTO A ONE-STORY ELEMENT TO THE HOUSE WHICH WOULD NOT NECESSARILY EFFECT THE SQUARE FOOTAGE.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH THE USUAL CONDITIONS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Barton said the neighbor across the street asked him to comment about the rat infested house. He said the town code states that a structure should be rodent free before it is torn down.

Vice-Chairman Gingras passed the gavel back to Chairman Schuler.

B85-98 Demolition

Applicant: A.R. Building Company
Address: 225 Mockingbird Trail
Architect: The Pandula Architects
Project Description: Demolition

Architect Eugene Pandula submitted the demolition report.

Mr. Moore said that Mr. and Mrs. Zemer who live off of Palma Way request to have access to

ARCOM Minutes 11/20/98

their property for swimming pool repairs as they are land locked.

Mr. Pandula was sure there would be no access problem for the neighbors once the house comes down.

MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH THE USUAL CONDITIONS.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B86-98 New Townhouse

Applicant: Earl Hollis
Address: 330 Brazilian Avenue
Architect: The Pandula Architects
Project Description: New two story townhouse

This project was deferred from the October meeting.

Mr. Pandula said this project is a new two-story, two unit duplex on Brazilian Avenue. He said the Brazilian Court Hotel is on the south side of the street, a two-story house that was once part of the Brazilian Court Hotel is next to the lot and Casa Encantada Condominium is adjacent to the lot. He said the proposed building will be a very simple and classical Mediterranean style with an implication of a rusticated base and a smoother stucco top.

The Commission felt there was a lot of roof from the east to west and felt the building could be a bit smaller.

Mr. Wideman said he liked the idea of making it look like two different houses and he didn't know how they could object to the size, considering what is going on with the street.

It was felt that there should be a distinction between one side of the street from the other, as the project is between a big hotel and a condominium. It was felt that the roof line could be broken up by possibly changing the plate height and varying the height. It was suggested to consider reducing the square footage from 5,300 to 4,900. It was felt that some innovative architecture was needed for this project.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B87-98 Addition

Applicant: Bjorn Aaserod
Address: 242 Country Club Road
Architect: Blue Minges Architect
Project Description: Add new upper level. Raise up main level from 4.5 NGVD to 7.5 NGVD, two car garage and demolish non conforming structure.

Architect Blue Minges presented an elevation drawing of a previously approved renovation of this house. He said they discovered 8' of muck under the building and decided to build a second story rather than continue with the renovation.

Mrs. Frost-Golino returned to the meeting at 4:50 p.m.

Mr. Deziel felt that the presentation required the numbers for the neighborhood so that the Commission would have a feel for the mass that will be put up relative to the neighbors. He felt the architecture needs more study. The garage doors facing the street, the roof hips and the Bermuda style needs to be restudies.

The Commission felt that the scoring in the stucco and the windows and doors did not match the Bermuda style. It was suggested to turn the garage doors away from the street and keep the house one story which would relate to the other houses on the street.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B88-98 Tower Addition

Applicant: Dr. and Mrs. Nidel
Address: 158 Seaspray Avenue
Architect: REG Architects
Project Description: Removal & installation of new casement windows. Addition of wood frame structure (tower), new balcony at front elevation and new facade stone work.

Note: This project does not meet the required code per the town's zoning administrator.

Architect Rick Gonzalez asked the Commission just to review a tower and/or a parapet as either element would require a variance. He said a small cast stone balustrade which will project four

feet into the front yard will be added, the awning windows will be removed and replaced with french doors and a wrought iron balcony above the front door will be added. He presented a drawing that he drew the morning of the meeting of an element added at the front entrance which will meet the zoning code requirements.

He was asked to restudy the grill work on the balcony as it looked too dainty for the building.

Mr. Bell recommended allowing staff to approve the parapet element at a later date.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Mr. Deziel left the meeting at 5:10 p.m.

B89-98 New Residence

Applicant: 3 Island Partners Lakefront
Address: 1000 Indian Road
Architect: Thomas Kirchhoff
Project Description: New two story residence

The architect requests deferral to the December meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A43-98 Lighting

Applicant: CPS Properties
Address: 324 Royal Palm Way
Architect: Robert Bell
Project Description: Addition of lighting to illuminate building in the evening hours.

This project was deferred from the October meeting.

Architect Robert Bell said the applicant requested a deferral to December.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

A46 -98 Pavilion

Applicant: Mr. And Mrs. John Zenko
Address: 232 Tangier Avenue
Architect: The Pandula Architects
Project Description: Add one story, 80 square foot entry pavilion.

This project was deferred from the October meeting.

The architect requested a deferral to December.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A50-98 Landscape

Applicant: Janina Radtke
Address: 146 Seminole Avenue
Architect: Lang Design
Project Description: Hardscape and Landscape

This project was deferred from the October meeting.

Landscape Architect John Lang presented an elevation drawing showing the property wall and landscaping along the front of the building. He said the hardscape was reduced by 400 square feet.

It was suggested to simplify the wall by taking out the balustrades, leave the columns and plant hedges in between or just plant a solid hedge along the front.

Mr. Lang said the owner wanted the wall with the balustrades.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT WITH THE PROVISION TO ELIMINATE THE BALUSTRADES, INSERTING HEDGES AND TO USE FOXTAIL PALM.

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

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

MOTION CARRIED 6-1.

A51-98 Landscape

Applicant: Euro-Homes
Address: 306 and 314 Chilian Avenue
Architect: Lang Design
Project Description: Hardscape and landscape plans

This project was deferred from the October meeting.

Landscape architect John Lang said there will be an entry sliding gate and a metal picket fence along the front property line.

Mrs. Kinsella felt that the three black olive trees will balance the landscaping.

Mr. Wideman left the meeting at 5:20 p.m.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE DECEMBER MEETING AND TO TREAT THIS PROJECT AS TWO SINGLE FAMILY HOMES AND NOT AS A DUPLEX, POSSIBLY MAKE ONE SIDE OF THE PROPERTY WALL SOLID AND THE OTHER SIDE OPEN, AND TO SOFTEN THE HARDSCAPE WITH GRASS IN THE DRIVEWAY.

MOTION SECONDED BY MRS. FROST-GOLINO AND ADDED TO THE MOTION TO RE-STUDY THE CURVED PROPERTY WALL.

MOTION CARRIED UNANIMOUSLY.

A55-98 Driveway and Gates

Applicant: Addison Construction
Address: 236 Via Las Brisas
Architect: Phoenix Architects
Project Description: New driveway and aluminum gates

This project was deferred from the October meeting.

No one was present to represent this project.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MINOR PROJECTS

A58-98 Landscape

Applicant: Jack Flagg
Address: 249 La Puerta Way
Landscape Architect: Steven Dauber
Project Description: Landscape plan

All of the Commission Members who were present said they received a letter from a neighbor regarding this project.

Landscape Architect Steven Dauber said the landscaping will frame the architecture. He said there will be a 13' high hedge planted to address the neighbors concerns. He said if a property wall were to be placed at the rear of the property, there would be no room to plant a hedge.

Mrs. Gingras suggested erecting a wood fence which would help block out the fumes from the automobiles, it would help absorb any noise and there would still be room to plant a hedge.

Mrs. Lore Smith addressed the Commission and said that a 7' wood fence and a 13' high hedge would be appreciated.

MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT WITH THE PROVISION TO ERECT A 7' HIGH WOOD FENCE AND PLANT A 13' HIGH FICUS HEDGE AT THE REAR OF THE PROPERTY.

The hedges along the sides of the property were discussed at this time and it was felt that they need to be taller as the house is massive. It was felt that elevation drawings were needed to show the Commission how the landscaping will look with the architecture.

AMENDED MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A59-98 Landscape

Applicant: Samuel Foreman
Address: 1072 North Lake Way
Architect: Robert Henry
Project Description: Landscape plans

Mr. Frank said the plans had some code problems that need to be addressed before the presentation to ARCOM and the application was filled out wrong.

Michael Smith representing Down to Earth Landscaping said he received the information for the ARCOM application from the builder Ken Smith. He said the landscape architect is William Jaskela.

It was felt that the project should be deferred as the plans were not available for review before the meeting.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A60-98 Landscape

Applicant: Martin Atkins / Boston Homes
Address: 201 Monterey Road
Architect: Howard Ostrout
Project Description: Landscape plan

Landscape Architect Howard Ostrout presented the project. He said they will plant large cocoanut palm trees which will arch over the driveway. There will be a 6' high wall along the road and 5' silver buttonwood hedge in front of the wall.

Discussion took place regarding the hardscape and property wall and it was thought that this matter was to be reviewed with the landscape plans. Mr. Ostrout said he believed the wall and hardscape were approved with the building plans. The Commission requested elevation drawings of Monterey Road and North Ocean Blvd. with an overlay drawing of the landscaping.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

A61-98 Fenestration Changes

Applicant: J.F. Brennan Properties
Address: 160 Clarendon Avenue
Architect: Ralph Cantin
Project Description: Change chimney cap style additional window on second floor landing, reconfigure three east facade windows and front door iron grille.

Architect Ralph Cantin presented the project. He said that some of the following items were done in the field.

1. A wrought iron gate is proposed for the front of the house.
2. The chimney caps have clay ½ roof tiles rather than the stucco as previously presented.
3. A window on the east side, second floor was added.
4. Three windows were reconfigured on the first floor, east elevation.

Chairman Schuler asked Mr. Brennan to discuss changes with the building department before make the changes. Mr. Brennan said that three windows came in differently. Mr. Moore told Mr. Brennan to bring the project changes in for review before making them in the field.

MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

A62-98 Revisions

Applicant: American Farm Investment
Address: 231 El Vedado
Architect: Ralph Cantin
Project Description: Minor revisions to existing residence, review front entry, new gate, revise balconies, new french doors in the master bedroom and exterior shower.

Architect Ralph Cantin said the gates and balconies were withdrawn. He presented the following proposed changes.

1. The pre-cast entry will now be coral.
2. The court yard was changed, french doors were added and three balconies were removed as the whole property was raised.
3. The master bedroom window will be replaced with french doors.
4. An outside glass enclosure with a glass roof will add 20 square feet to the house which will be the master bathroom shower. Mr. Cantin said there is a garden wall approximately waist

high in this area that has been previously approved.

Mr. Brennan said the balconies were approved, but the landscape architect change the layout of the court yard and removed the balconies. He said they will come back for approval of a different gate design.

**MOTION BY MRS. FROST-GOLINO TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

VII. OTHER BUSINESS

Informal Review:

Bert Handelsman,
238/240 Worth Avenue
Bob Bell
Wall mural on east wall of via.

Mr. Bell said the concept for the blank wall would be a painting of small shops with possibly some raised elements. Some of the Commission Members felt the English pub was not appropriate and another suggestion was a garden scene with trellis work.

VIII. ADJOURNMENT

The meeting was adjourned at 6:25 p.m.