

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
FRIDAY, NOVEMBER 19, 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
Clay Brooker, 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 OCTOBER 27, 1999 MEETING.

Mr. Bell questioned the wording in the motion regarding item #A45-99. Mr. Moore suggested to approve the minutes and review the audio tape at a later time.

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

Please Note: After review of the audio tape, it was determined that the motion was recorded correctly.

IV. SWEARING IN PERSONS TESTIFYING

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

Mr. Moore reviewed Ordinance 9-99 with the Commission which reflects changes to the board regarding rules and regulations. Under Terms of Office, Item B, the number of terms have changed from two to three. Under Section 18-169, Removal of Members, there were some language clarifications stating that failure to attend will be defined as failure to attend more than two meetings in any one calendar year, and under Section 18-170, Item A, Conflicts of Interest, nine Conflicts of Interests were allowed in one calendar year which has been changed to five or more in one calendar year.

Chairman Schuler moved Other Business to this section of the agenda.

VIII. OTHER BUSINESS

Mr. Bell said an architect was hired to critique another architect's work at last month's meeting and that he had strong feelings against this type of criticism of the architect's presenting projects before this board. He said this commission is not here to enforce the greatest of architecture, but to prevent bad architecture.

Attorney Brooker said the quasi judicial proceeding means the commission sits as judges, they listen to witnesses and apply facts to the ordinances as they are written in the code. Each applicant and opponents to the applications are entitled to bring forth witnesses and have certain due process rights.

Mr. Moore said that procedurally the applicant has the right to present the case and then the public may make comments. The Commission may decide at any time that they have heard enough information and begin their deliberations. They then announce they are going into an executive session and at that point no new comments should be taken from the audience.

V. CONSENT AGENDA

There were no consent agenda items to be heard.

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B24-99 New Office Building

Applicant: 179 Corporation
Address: 420 Royal Palm Way
Architect: Robert Bell
Project Description: Construction of new two-story office building of approximately 12,500 square feet with an underground parking garage.

This project was deferred from the September and October meetings.

Dr. Rosenberg said he met with the owner. Mr. Adams said he met with the architect and the owner. Mr. Bell said he met with the architect.

Architect Robert Bell presented different alternative detailed drawings of railings, columns and windows. He said the roofing material will be a Spanish clay tile in variegated colors. The windows will be clear impact glass with dimensioned applied muntins. The detailing on the building will be all cast stone except for the banding on the columns, the finish on the columns and the smaller columns on the second floor parking garage will be textured stucco.

Mrs. Gingras appreciated the larger scale detail drawings that Mr. Bell presented. She asked him to leave room for plants along the sides of the parking garage to soften the look of the ramps. The Commission preferred the appearance of the aluminum railings rather than the cast stone balustrades.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE
PROVISION TO USE THE RAILING THROUGHOUT THE PROJECT AS
INDICATED ON THE SIDE BALCONY ELEVATION DRAWING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

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 and October meetings.

The applicant requests deferral to the December meeting.

**MOTION BY MRS. KINSELLA TO DEFER TO THE DECEMBER MEETING
MOTION SECONDED BY MR. DEZIEL.
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 and October meetings.

The architect requests deferral to the December meeting.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE DECEMBER MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B80-99 Addition

Applicant: Lynne Kaiser
Address: 1515 North Ocean Way
Architect: Richard Henry Behr
Project Description: Renovation of front entry, addition of two, two-story wings in back of the house.

The project was approved at the September meeting with the provision to restudy the “stilts” and create a loggia along the east facade. The remaining portion of the project was deferred from the October meeting.

This project was heard after item #B98-99.

Dr. Rosenberg said he spoke with the architect and reviewed the plans. Mr. Adams and Mrs. Kinsella said they spoke with the applicant’s attorney. Mr. Deziel declared a previous Conflict of Interest and left the meeting during the presentation. Mr. Bell said he spoke with the architects and the attorneys for both sides. Mr. Schuler said he spoke with the attorneys for both sides. Mrs. Gingras said she communicated by fax with the architect and spoke with the neighbor’s architect.

Attorney Maura Ziska addressed the Commission and introduced Architect Jeff Smith. She said they represent Frederick McCarthy who lives at 1519 North Ocean Way and they have come to an agreement with the Kaiser’s their attorneys and the architects.

Architect Jeff Smith said they agreed to move the east facade west one foot, eliminate one of the windows on the north elevation, second floor bedroom, and have a landscape restriction to screen both properties.

Attorney Peter Broberg representing the applicant said they met with the neighbor’s attorneys and his architect, and they agreed to the conditions as stated by Mr. Smith.

Architect Richard Behr stated that the size of the northern wing was reduced by 5'. The “stilts” were revised by making them extensions of the house. The DEP accepted the demolition of the two corners of the pool to accommodate the new loggia. They agreed to delete one of the

windows on the second floor, north elevation. He said which window and in what way will relate to how the interior layout of the bedroom works.

The “legs” on the loggia were discussed and Mr. Behr agreed to balance them to make both sides equal in size.

The Commission commended the parties for working out all of the details.

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

B83-99 Renovation

Applicant: Anthony L. Thibaut
Address: 1 Golf Road
Architect: Ames Bennett
Project Description: Renovation of a single story 1950's modern ranch style home into a two-story Mediterranean style home.

This project was deferred from the September and October meetings.

Architect Ames Bennett said they moved the columns closer together and filled in 2' ½” in the corners on the second floor arcade. Muntins were added to the arched windows on the front elevation.

Mrs. Gingras said the look of the arcade was greatly improved.

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

B89-99 Modifications

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.

The portion of the project regarding the change of roofing material was denied at the September meeting.

This project was deferred from the October meeting.

The attorney representing this project requested deferral to the December meeting.

Please see the motion for this project under the next item on the agenda.

A42-99 Roof

Applicant: Carol B. Wheeler
Address: 226 Merrain Road
Project Description: Reconsider roof.

This project was reapplied for after denial at the September meeting and it was deferred from the October meeting.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B90-99 New Residence

Applicant: Michael and Betsy Kaiser
Address: 225 Dunbar Road
Architect: Peter Mullen
Project Description: New two-story block and stucco home with a one and two-story accessory structure.

The demolition of the existing residence was approved at the September meeting and the new construction was deferred from the October meeting.

Mr. Adams and Mr. Deziel said they met with owner and the architect. Mr. Schuler spoke with the architect. Mrs. Gingras said she spoke on the telephone with the owner and the architect. Mrs. Kinsella said she spoke with the owner on the telephone.

Architect Peter Mullen said the existing garage will remain on the lot. The new house will be 7,000 square feet and the project CCR will be 3.49. He presented a CCR comparison chart of the neighborhood showing an average of 3.48 which indicated that this project will be larger than the average by about 3%. The stucco will be yellow and the window trim will be black. There will be accent tiles incorporated in some of the pre cast concrete elements, the freeze banding at the dining room bay on the north elevation and other areas on the building. The base of the house will be projected with a slightly different finish than the stucco and it will be a darker shade.

Mrs. Gingras felt the project was a refreshing change in style and the size fits in with the neighborhood.

Mrs. Frost-Golino felt the roof pitch on the upper portion should match other sections of roof with a 4/12 pitch. She asked the architect to tone down the building color as the renderings indicated a very bright yellow.

Mr. Deziel felt the size was in the middle of the road for Dunbar Road. The architecture is eclectic and different from what they normally look at, but had no objection to it because the project has details with a high level of quality.

Mr. Bell felt the architect introduced some Mediterranean feelings in a contemporary setting. The flat red roof should be changed to a flat green roof to make sure it does not look any thing like a Mediterranean style.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE OWNER HAVING THE CHOICE OF THE GREEN COLOR ROOF TILE OR THE TERRA COTTA COLOR ROOF TILE AND TO REVISE THE ROOF PITCH TO THE 5/12. MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

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

MOTION CARRIED 5-2.

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 meeting.

Mrs. Gingras said she met with the architect.

Architect Patrick Seagraves said the existing building was designed by Bedford Schumate in 1948. He said the apartment building was in fair condition.

MOTION BY MRS. KINSELLA TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS. MOTION SECONDED BY MR. DEZIEL. MOTION CARRIED UNANIMOUSLY.

Architect Patrick Seagraves said the Commission approved a single family residence on the lot next door last month. The two projects were designed to blend together. They propose an iron fence with entry columns in front of the single family home and the townhouse. The CCR of the project is 6.7 and the FAR is 64% with the massing to the rear of the property.

Some of the Commission felt the townhouse was too similar to other townhouse projects in town and that it is too massive for the street. Others felt the townhouse acts as a transmission from the single family home to the larger buildings down the street.

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

MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

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

MOTION FAILED 3-4.

Further Commission comments were to reduce the size by 10% and to incorporate more creativity in the townhouse project. Some of the Commission did not see a problem with two Mediterranean style buildings side by side as the same elements are found throughout Palm Beach. It was suggested to keep the iron fence in front of the townhouse and change the one in front of the single family home so that it doesn't look a row situation.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE DECEMBER MEETING TO SEPARATE THE DETAILS FROM THE SINGLE FAMILY HOME AND THE TOWNHOUSE, KEEPING THE SAME ARCHITECTURAL STYLE, REDUCING IT IN SIZE BY APPROXIMATELY 10% OR MAKING THE GARAGE ONE-STORY AND BRINGING ENLARGED DETAILS OF THE EVES, THE CAST STONE SURROUNDS AND OTHER ELEMENTS TO HELP PROVE HOW THIS PROJECT WILL BE DIFFERENT FROM THE PROJECT NEXT DOOR.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

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 meeting.

Mr. Messing, Dr. Rosenberg, Mr. Adams and Mrs. Kinsella said they spoke with the owners. Mr. Deziel said he spoke with the owners, the architect, Carolyn Ross and Attorney Gary Brandenburg. Mr. Bell, Mrs. Gingras and Mr. Schuler said they met with the owner, the architect and the applicant's attorney.

A court reporter from Palm Beach Court Reporters was present to record the proceedings of this project.

Mr. Frank stated that he received a report at 2:00 p.m. the day before the meeting. He suggested deferring the project to next month until staff has a chance to review the changes that were made to the project. He wanted the opportunity to review the history portion of the report and have the opportunity to rebut the development of the parcel as there seems to be some discrepancies.

Mr. Bell felt the changes that were made did not represent any major differences from what they reviewed last month and suggested hearing the project.

Attorney Ron Kolins asked the Commission to hear the project and said the packages were delivered the day before the meeting to use as an aid in the presentation.

**MOTION BY MR. BELL TO HEAR PROJECT B98-99.
MOTION SECONDED BY MR. ADAMS.**

Architect Jon Moore said the changes to the project were submitted by the deadline for deferred projects. He said he did make a change in the CCR the night before the meeting.

Robert Moore said the changes that were submitted timely are in the book except for a cubic content change. He suggested to go forward with the presentation and not rely on the book as an acceptable piece of evidence.

Mr. Kolins said that at the appropriate time in the meeting he will move to have the book made part of record.

MOTION CARRIED UNANIMOUSLY.

Mr. Kolins said his clients are very passionate about their house. He said that Mr. Cooley will make the presentation and will refer to the "blue" book throughout his presentation. Mr. Kolins asked to have the book made part of the record.

(The contents of the "blue" book are attached to and made part of these minutes).

William Cooley read from the "blue" book comments relative to the Commission's suggestions from the previous meeting and said they met with some of the neighbors to discuss the project.

Architect Jon Moore said the roof heights of the two flanking wings were reduced by 1', and 3" was taken out of the entire structure. The reduction adds up to 1,400 cubic feet and the CCR was brought down from 3.81 to 3.71. There were several window changes made and the eyebrows on the garage now match the main house.

Steve Hall, who owns the property at 230 El Dorado Lane, addressed the Commission and said he submitted a letter for the file. His letter stated his strong objection to the size of the house and the two stories. He felt the house was totally out of keeping with the neighborhood.

Phillip Mann, who resides at 240 El Dorado Lane, addressed the Commission. He said Mr. Cooley met with him and explained that the proposed house will not interfere with the light coming into his home. He was concerned that a building of this size placed 15' from the property line will in fact interfere with the natural light coming into his house.

Mr. Frank read letters objecting to the proposed project from Robert G. Simses, 241 West Indies Drive, Mary and Phillip Mann, 240 El Dorado Lane, F. de Narvaez, 250 El Dorado Lane, and Steven D. Hall, 230 El Dorado Lane.

Mr. Kolins responded to the letters and argued that the angle of vision drawing indicated that the "natural light" coming into the neighbor's house will not be interrupted by the proposed building.

Mrs. Gingras felt the arguments have been based upon the zoning code and what they are allowed by zoning. ARCOM's charge is to make sure that this house is neither too similar nor too dissimilar. The lot was divided and the house is still way too big.

Mr. Bell felt the project was a beautiful home, but it may be in the wrong neighborhood. He suggested relocating the four car garage to run north and south on the property for less of an impact on Cherry Lane.

Mrs. Frost-Golino said this project was completely dissimilar in terms of cubical content, gross floor area, height of building, significant design features and that there are no other porte-

coheres in the area.

Mrs. Kinsella asked why the finished floor level was higher than the 7.5. Jon Moore said the owner wanted the finished floor at 8.85 because the crown of the road is low in this area.

Mr. Wideman said this house is totally dissimilar to the four block neighborhood around it according to the criteria for building permits as stated in the code, Sec. 18-205.

Mr. Messing felt the architecture was well done and fits in this town. This is a big piece of property and they have not asked for any variances. He preferred a two-story house rather than a one-story with 12,000 feet spread out on lot.

Mr. Deziel said the Commission asked for a reduction in the size of the home last month. He understood the reduction in the volume, but there was no reduction in the FAR or the lot coverage. He felt the architecture was attractive, but the port-cochere was too small relative to the size of the home and the front elevation would be more in scale if it were eliminated. There is a strip of land along Cherry Lane that was put there to insure that no driveways would be placed in that area and that 26' set back will not leave enough space to get in and out of a four-car garage.

Dr. Rosenberg said this home will be dissimilar in terms of size because of the size of the lot.

Mr. Schuler felt the porte-cochere overbalances the house and if it were eliminated, the house would fit better on the lot. The large window next to the porte cochere was out of proportion with the other windows and the placement of the windows on the front make them look cramped.

Mr. Kolins said the project was not too dissimilar because the lot is large. He asked that all of the presentation boards and exhibits be made part of the file.

Mr. Cooley addressed the Commission again at this time. He agreed to move the garage a few feet away from Cherry Lane. He said he will not eliminate the porte cochere or the large window on the front elevation. He then asked the Commission to vote the project down so that he may take it to the Town Council.

Mr. Wideman said the ordinance states the project can be somewhat dissimilar, but not twice the size of everything in the neighborhood.

Mr. Robert Moore said the town's zoning ordinance, Sections 134-754 in the Schedule of

Regulations states that “these regulations are not intended to allow maximum development under many of the possible combinations of the minimum and maximum thresholds set forth in divisions 2 through 15 of this article.” He said Mr. Cooley’s research of the subdivision was done at the Preservation Foundation and the material may not be the same material found in the town records. He remembered what was intended with the Gram Eckes subdivision which extended from North Lake Way to North County Road. There was a strip of land running along Cherry Lane that was put there to prevent any driveway access on Cherry Lane. The Town Council was in the understanding that at the time the property was subdivided that a modest home for the Meyer’s with a tremendous amount of greenspace would be placed on one of these lots. There is nothing in writing regarding that, nor should the Commission take this information into consideration in their deliberations. He believed that the size comparisons of the neighborhood would be more appropriate of the lots that exist in the subdivision. The streets to the north and to the south are not reflective of the lots in this subdivision. The Commission has the right to look at the mass and how it is distributed on the property. He felt the two-stories were not imposing on the neighbor’s and they should be given credit for the placement of the two-stories.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO ELIMINATE THE PORTE COCHERE, REORIENT THE GARAGE SO THAT IT DOES NOT FACE CHERRY LANE, CHANGE THE WINDOW DETAILS AS SUGGESTED BY MR. SCHULER AND TO PLACE A DEED RESTRICTION ON CHERRY LANE AS FAR AS HEDGES. Mr. Bell was reminded that the applicant does not own the strip of land on Cherry Lane. Therefore, he rescinded that portion of the motion.
MOTION SECONDED BY MR. ADAMS.

Mr. Kolins asked Robert Moore if they have the right to appeal to the Town Council if the project was denied, deferred, or if it were approved subject to conditions that they don’t agree with. Mr. Moore said an applicant may file an appeal on any ruling by the ARCOM or the building official. Mr. Bell said there is no reason to appeal the project as they are not addressing the size issue, they are strictly addressing the architectural details and architectural massing on the site.

ROLL CALL:

MR. BELL	YES
MR. ADAMS	YES
MRS. GINGRAS	NO
MRS. KINSELLA	YES
MR. DEZIEL	NO

MRS. FROST-GOLINO	NO
MR. SCHULER	NO

MOTION FAILED 3-4.

Mr. Kolins said his client feels very strongly and does not contemplate making the changes that were suggested. He said that one way or another they plan to take their appeal to the Town Council. He asked the Commission to deny the project.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE DECEMBER MEETING TO RESTUDY THE SIZE OF THE HOME THAT HAS BEEN BROUGHT TO HIS ATTENTION BY HIS PROFESSIONALS, BY THIS COMMISSION AND BY THE NEIGHBORS, AND THAT THE APPLICANT CONSIDERS THE SUGGESTIONS MADE BY MR. BELL IN HIS MOTION RELATIVE TO ELIMINATING THE PORTE COCHERE, EITHER REORIENT THE GARAGE OR RELOCATE IT FURTHER TO THE NORTH. MOTION SECONDED BY MRS. FROST-GOLINO WITH THE COMMENT THAT THE HOUSE IS TWICE AS LARGE AS ANYTHING ON WINDSOR COURT.

Mr. Cooley said "what you see here is what you get and don't waste my time or yours collectively by deferring it. Vote it down now and let me get on with the process because we're not changing any more."

ROLL CALL:

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

MOTION CARRIED 5-2.

Mr. Brooker asked Mr. Kolins to mark his exhibits clearly and indicate to the clerk what he wanted in the record. Mr. Kolins wanted the "blue" book marked applicant's exhibit #1 and to consecutively mark each of the boards. Mr. Bell requested that Jon Moore's sketch of the

garage also be made part of the record.

B99-99 New Residence

Applicant: James & Eleanor Woolems
Address: 259 Merrain Road
Architect: Thomas Kirchhoff
Project Description: New two-story residence.

This project was deferred from the October meeting and it was heard after Item #B80-99.

Mrs. Gingras, Mrs. Kinsella and Mrs. Frost-Golino said they spoke with the architect.

Architect Tom Kirchhoff presented the project and passed out neighborhood calculation sheets to the Commission. He said this project has a CCR of 3.77. There is a one-story mass along the west property line and the main two-story mass is set back 66' from the street. The style will be British Colonial with a flat white cement tile roof, a central projecting porch and bay windows on either side of the front door. Mr. Kirchhoff agreed to keep the flower pots on either side of the front door.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.
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 meeting.

The architect requested deferral to the December meeting.

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

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY

B106-99 New Building

Applicant:	Palm Beach Country Club
Address:	760 North Ocean Blvd.
Architect:	Peacock & Lewis Architects
Project Description:	New single-story CBS structure with pitched roof to be used as a tennis pro shop and golf cart storage facility.

The location of the building was approved at the October meeting and the review of the east and south elevations were deferred from the October meeting.

Jackie Miller representing the Palm Beach Country Club said changes were made were to the east elevation and aluminum louvers were added for decoration and function.

Pat Seagraves, representing the neighbors across the street, wanted to review the south elevation.

It was suggested to change the aluminum louvers on the south elevation to windows with more of a residential appearance. It was felt that a divided lite window would look better than the large plate glass surrounded by small lites.

Architect Craig Stone said the ventilation on a golf cart barn was very important as the batteries are constantly being charged.

It was suggested to change the dimension of the louvers to more of a residential opening.

Mr. Moore said a condition for a hedge agreement is attached to special exception approval.

Mr. Stone agreed to put some banding around the louvered windows or put a recessed area underneath the louvers, add a dormer window to the roof and add quoins to the building. He said they would be willing to add more traditional divided lites to the "Hampton" window on the east elevation.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE DECEMBER MEETING UNTIL THEY CAN BRING BACK SOMETHING MORE ARCHITECTURALLY PLEASING THAT'S RESIDENTIAL IN CHARACTER. MOTION DIED FOR A LACK OF A SECOND.

After further discussion Mr. Bell suggested approving the project providing the suggested changes be made and to use a bronze color anodize finish on the louvers.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION THE SUGGESTED CHANGES BE MADE, TO PAINT THE ALUMINUM LOUVERS BEIGE AND TO BRING BACK TO THE STAFF FOR APPROVAL. MOTION SECONDED BY MRS. KINSELLA. MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B108-99 Additions

Applicant:	Samuel and Louise Edelman
Address:	1255 North Lake Way
Architects:	Preston T. Phillips and Smith & Moore Architects
Project Description:	First and second floor additions to an existing two-story residence

Mr. Adams, Mr. Bell, Mr. Schuler and Mrs. Gingras said they met with the architects.

Architect Harold Smith said the project consists of a one story kitchen/breakfast room addition on the rear of the house, a new covered entry with a deck above, a small extension to the existing garage and a master closet addition at the second floor. Three brick arches will be added at the front entry with metal railings above on the terraces. The garage will have two louvered doors which will replace a single 14' wide garage door. The existing PVC picket fence at the roof line will be replaced with an aluminum railing. The CCR will increase from 3.7 to 4.05 and the FAR will increase from 36% to 40%.

Mrs. Gingras said she would like to see the front entry with an arch in the center and make it straight on either side.

Mr. Deziel returned to the meeting at this time.

Mr. Smith agreed to use a simple raised panel garage door. He was asked to make the suggestion to his clients to remove the PVC material from the perimeter of the property.

Suggestions were made to define the three arches at the front entry with a pilaster on either side and to add some solid members in the pickets in the railing on the north elevation as was done on the east elevation. It was felt that the grill work on the front door was out of keeping with the architecture of the house.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO BREAK UP THE RAILING IN THE BACK TO MATCH THE FRONT RAILING, ADD PILASTERS ON EITHER SIDE OF THE FRONT ENTRYWAY AND USE RAISED PANELS ONLY ON THE GARAGE DOORS. MOTION SECONDED BY MR. BELL. MOTION CARRIED UNANIMOUSLY.

B109-99 Addition

Applicant: Mr. And Mrs. Rector Samuel Hunt, III
Address: 161 Via Palma
Architect: Smith & Moore
Project Description: Two-story addition to an existing two-story residence

Mr. Adams, Mr. Bell, Mr. Schuler and Mrs. Gingras said they met with the architect.

Architect Harold Smith said the two-story sliding glass door enclosed porch on the south side of the house will be removed. A second-floor connecting element between the guest suite and the main house will be enclosed and a large master bedroom will be added to the second floor.

The scored stucco banding was questioned. Mr. Smith said the pattern is existing on the house and that the drawings make it look stronger than it is.

Mr. Bell felt the shutters on the lower windows should match the rest of the shutters.

MOTION BY MR. DEZIEL TO APPROVE THE PROJECT AS PRESENTED. MOTION SECONDED BY MRS. KINSELLA. MOTION CARRIED UNANIMOUSLY.

Mrs. Frost-Golino left the meeting at this time.

B110-99 Demolition

Applicant: Eric Waldin
Address: 247 Jungle Road
Architect: SKA Architects
Project Description: Demolition of existing two-story residence

Mr. Schuler said that Mr. Shields telephoned him and recommended the demolition. Mr. Adams said that Mr. Shields has the real estate listing for the property.

Architect Pat Seagraves said the house was built in 1936, designed by Clarence Mack and was modeled after the Governor's mansion in Williamsburg. The house is in poor condition with many broken windows, leaky roof and rotten trim.

Mr. Wideman said he was sorry to see this house go as it is an absolutely beautiful house.

Mr. Deziel said he agreed with Mr. Wideman that this house is a potential landmark and it's a classic, but he understood the position that the Commission was in.

**MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH A
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY MRS. KINSELLA.
ROLL CALL:**

MR. DEZIEL	YES
MRS. KINSELLA	YES
MRS. GINGRAS	YES
MR. BELL	NO
MR. ADAMS	YES
MR. WIDEMAN	NO
MR. SCHULER	YES

MOTION CARRIED 5-2.

B111-99 Demolition

Applicant: Shirley Wymer
Address: 250 Country Club Road
Architect: SKA Architects
Project Description: Demolition of existing two-story residence

Architect Pat Seagraves presented photographs of the existing residence.

**MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH A
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

B112-99 Demolition

Applicant: Arturo Burigatto
Address: 205 Atlantic Avenue
Architect: SKA Architects
Project Description: Demolition of existing two-story residence

Architect Pat Seagraves presented photographs of the existing residence.

The demolition report in the file indicated that the house was built in the 1920's by William Fogerty and that the structure is in poor condition.

Mr. Schuler read a letter in the file from Mrs. Pauline Hill objecting to a two-story house being built on the lot.

**MOTION BY MR. DEZIEL TO APPROVE THE DEMOLITION WITH A
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B113-99 New Residence

Applicant: Boston Homes, Inc.
Address: 711 Hi-Mount Road
Architect: Pandula Architect
Project Description: Re approval of a new two-story residence

Dr. Rosenberg said he met with the property owner.

Mr. Moore said the applicant came to the town for permitting on this matter right after the approval had run out.

Architect Eugene Pandula said the project was approved 16 months ago. The house has one-story wings with a central two-story mass and it is within 3% of the average size for the neighborhood. He said he would like to make one change to the site plan and slide the building slightly to the west, delete some square footage in the back in favor of a one story cabana building. The cabana will be about 16' square and about 12' square for a changing room/restroom area. The mass of the original building will be smaller with a transfer of square footage to create the cabana building so that the site statistics do not change.

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Deziel left the meeting and Mrs. Frost-Golino was not in attendance at this time. Mr. Wideman and Dr. Rosenberg were voting members for items B114-99 through A45-99.

B114-99 Demolition

Applicant: 640 Island Drive
Address: 640 Island Drive
Architect: Ralph Cantin
Project Description: Demolition of existing home and surrounding hardscape

Architect Ralph Cantin presented photographs of the existing house and said it was built in 1951.

MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

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.

Mr. Frank said the plan requires several variances and the architect requested a deferral.

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

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B116-99 Demolition

Applicant: Josh Mendelsohn
Address: 215 Coral Lane
Architect: Scott Distor
Project Description: Demolish existing residence

Attorney Jim Paine representing Josh Mendelsohn presented the project. He said the house was built in the late 1940's and has no distinguishing architectural characteristics. The building has been poorly maintained and shows evidence of structural cracking. The soil test indicated some organic soils beneath the existing house which will have to be removed before any future construction may commence.

MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

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

The applicant requests deferral to the December meeting.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B118-99 New Residence

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

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A45-99 Window Revisions

Applicant: Bellaria Investment Co.

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Address: 201 Via Bellaria
Architect: Smith & Moore Architects
Project Description: Window style revised due to impact requirements

This project was deferred from the October meeting.

Mrs. Frost-Golino returned to the meeting at this time.

Mr. Adams, Mrs. Gingras, Mr. Bell and Mr. Schuler said they met with the architect.

Mr. Bell said the project description was incorrect as it has nothing to do with impact, it has to do with style.

Architect Jon Moore said it is the sash size of the impact window that is in question and particularly the circle heads. There has been conflicting reports about certain impact companies with different sash sizes. The area in particular is the circle heads in at the stair landing. He said they would like to change these windows to a 3" sash. The original ARCOM approved drawings showed a 2" sash and the windows that were installed have a 5" sash.

**MOTION BY MR. ADAMS TO APPROVE THE WINDOWS WITH A 2" SASH.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A. NEW BUSINESS - MINOR PROJECTS

A46-99 Landscape and Hardscape

Applicant: Mr. And Mrs. Alan Miller
Address: 261 El Bravo
Architect: Smith & Moore
Project Description: Exterior landscape and hardscape

Mr. Schuler said he spoke with Harold Smith. Mrs. Gingras said she spoke with Paul Tracy.

Architect Paul Tracy presented the project. He said that St. Louis brick will be used in the driveway and key stone material will be used around the pool deck. There will be a pergola with Mexican tiles underneath located off of the swimming pool. The plan is a tropical planting with a 3' ficus hedge at the front of the property.

Mrs. Frost-Golino returned to the meeting at this time.

Mrs. Gingras suggested cutting down the width of the driveway leading to the garage.

Mr. Bell suggested adding some landscaping in front of the garage.

Mr. Tracy agreed to add some fish tail palms in front of the garage. He said Mr. Miller would like to eliminate the wall and plant a 3' high ficus hedge along the front of the property. The entrance columns will be 7' high with a 4' high wall and a 3' high hedge in front of the wall. The pergola will reflect the style of the loggia. It will have Corinthian columns and a cedar structure above with a bouganvilla plant.

Note: Entrance gates and a pergola were discussed, but no elevation drawings were submitted to the staff for the ARCOM file.

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

A47-99 Landscape

Applicant: Fair Dinkum Construction
Address: 1430 North Lake Way
Architect: Lang Design Group
Project Description: Landscape Design

Landscape Architect John Lang said the hardscape was approved six months ago. The planting scheme will be a classic design and will balance with the existing cocoanut palm trees. Flowering trees and smaller bushes will be planted in the front such as king sago and tibouchina bushes. The ficus hedge in the front will be 4' high with a site wall behind it.

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

A48-99 Landscape

Applicant: John Zenko
Address: 232 Tangier Avenue
Architect: Lang Design Group

Project Description: Landscape design

Landscape Architect John Lang said the owners like big hedges and want to screen out the rear of the property with an 8' hedge. The best existing royal palm trees will be kept along the front of the street. The design will have tropical plant material, but in a more formal layered pattern.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION THAT THE HEDGES IN FRONT BE A MINIMUM OF 8' HIGH AND ALONG THE GARAGE LINE TO INSERT SOME TALL PALMS TO BLOCK OFF THE GARAGE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A49-99 Landscape

Applicant: Mr. And Mrs. Krock
Address: 130 Clarendon Avenue
Architect: Mark Henegan
Project Description: Landscape

Landscape Architect Mark Henegan presented the project. There will be a 10' ficus hedge with trees above creating an overall height of about 16'. The driveway will go through an arched opening in the hedge which will enter into a gravel court yard area. There is a tropical almond tree on the west side of the front property line and the owner agreed to plant another almond tree on the other side for balance. Mr. Henegen said there was a break in the hedge along the rear property line which would take advantage of the neighbors existing hedge.

Mrs. Kinsella advised Mr. Henegen that there is a utility easement between the two hedges and if the hedge has an opening there will be no privacy for the swimming pool area. Mr. Henegan said they plan to install gates and a chain link fence. Mr. Moore told him they cannot close off a utility easement without an agreement from the Public Works Department.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

A50-99 Landscape

Applicant: Paul Bermingham
Address: 300 Cherry Lane
Architect: Brett Armstrong
Project Description: Landscape Design

Landscape Designer Brett Armstrong presented the project. There will be an 18' to 20' areka palm hedge planted on the north side of the property and an 8' to 10' ficus hedge planted on the sides and rear of the property. A large amount of annuals will be planted at the front of the house.

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

Mr. Bell asked to have landscape presentations done in color so that greenspace and hardscape can be distinguished.

VIII. ADJOURNMENT

**MOTION BY MR. WIDEMAN TO ADJOURN THE MEETING AT 5:30 P.M.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**