

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY JULY 28, 1999
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:

Sally Gingras, Vice-Chairman
Ethel Kinsella, Member
Lowry M. Bell, Jr., Member
Robert Deziel, 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

ABSENT:

John H. Schuler, Chairman
Joanna Frost-Golino, Member

The Commission members absences were classified as unexcused.

Note: The meeting was chaired by Sally Gingras.

III. APPROVAL OF THE MINUTES FROM THE JUNE 23, 1999 MEETING.

Mr. Wideman said he met with Mr. Koppel concerning project #B28-99 which was not listed under ex-parte communications in the minutes.

MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES WITH THE CORRECTION ON PAGE 7.

MOTION SECONDED BY MR. WIDEMAN.

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

B5-99 Addition

Applicant:	Mr. and Mrs. Thomas P. Turchan
Address:	211 Eden Road
Architect:	SKA Architect
Project Description:	Addition on first and second floors

This project was deferred from the January, February, March, April, May and June meetings.

Mr. Wideman, Mr. Kinsella and Mr. Deziel said they met with the architect.

Architect Jackie Albarran presented the project. She said the landscape area was increased, shutters were added and the architectural details were made to be more classical in proportion.

A letter in the file from C.E. Heighenstein was discussed which addressed the possibility of

planting additional landscaping as a buffer for the second story windows on the addition.

Property owner Thomas Turchan addressed the commission and said they will allow the existing hedge to grow which will help to conceal the view from the neighbors.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B7-99 New Residence

Applicant: Mr. Hamlin Beattie
Address: 252 Kenlyn Lane
Architect: Robert Bell
Project Description: New two-story residence.

This project was deferred from the January, February, March, April, May and June meetings.

Mr. Bell said he spoke with the owner on the telephone.

Architect Robert Bell said the project was revised by adding a projected section of building and windows on the west elevation and moving the house to the east.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B23-99 Additions

Applicant: Neil & Kathleen Elliott
Address: 222 Miraflores Drive
Architect: La Verne E. Hoon
Project Description: Foyer, entry porch and garage additions.

This project was deferred from the April, May and June meetings.

There were no ex-parte communications.

Architect Ed Hoon said the new garage and entry additions were revised by removing the dentals and some shutters. The fluted columns at the entrance were changed to round columns and the roof on the garage was changed to a peaked roof to match the house.

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

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.

Demolition of the existing office building was approved at the April meeting.
This project was deferred from the May and June meetings.

Mr. Bell and Mr. Adams said the met with the architect and the attorney.

Attorney Ron Kolins said the original presentation was a relatively small building and the Town Council asked that the building have more of a presence given the other structures on the street. They asked Mr. Bell to design a three-story building and one that could sit toward the front of the street.

Architect Robert Bell said the front of the building will be set back 18'. The code requires a 10' walk and they have added an extra 5' strip of sidewalk. He said delivery vehicles will park in the front of the building on a turf block area.

Lowry Bell suggested raising the false arches over the windows in the front of the building, or lowering the windows in order to keep the arches.

Mr. Deziel felt that it was not an attractive look having trucks parking on the sidewalk. He preferred to see underground parking as the proposed parking structure will create a big and bulky building. He said he did not see any true elements of a Mediterranean style in this building.

Mr. Wideman felt that the architecture was undistinguished and he agreed that parking in the front of the building would be very inconvenient.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST MEETING TO ENHANCE THE ARCHITECTURE OF THE BUILDING AND FIND ANOTHER WAY TO HANDLE THE DELIVERIES TO NOT BE ON ROYAL PALM WAY.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Mr. Kolins asked if the parking problems were solved and the architecture were enhanced, would they receive a project approval next month?

Mr. Deziel said the building needs an entire redesign, the project is from set back to set back all the way around, and it is three-stories high. He suggested underground parking which would eliminate the mass of the parking structure and he said this project needs to have the square footage reduced drastically to get a look.

Mr. Kolins said that economics is involved as underground parking will be very expensive.

Mr. Moore said the Town Council has not tied the hands of the Architectural Commission as to the architectural style/nature of this building. The terminology used was “make the building more important.” This needs to be an important building as it will be at the entryway into town. He said the initial presentation to the Town Council was a two-story building with underground parking. What they brought back was a different scheme altogether. They did listen to the Town Council’s comments of where to site the building. The Town Council preferred the architectural style of the original two-story building versus the style of the three-story. The Town Council wanted this building to have an important stature and complementary to what was there as it is the third building coming across the bridge into town.

Mr. Wideman said that in light of what Mr. Moore said, he had the impression the Town Council told them not to come back with a bigger building, but to make it look more important.

MR. WIDEMAN WITHDREW HIS MOTION AND MRS. KINSELLA

WITHDREW HER SECOND TO THE MOTION.

Mr. Kolins said the Town Council told them to make a three-story building.

Mr. Moore said the Town Council felt that a three-story building would be more appropriate, but they were quite shocked to see the size of the building that was brought back. The council was told the applicant had to make it work economically in order to go for a third story. The Town Council did not expect to see the massive and significant change in mass between the two-story building and the three-story building.

Mr. Kolins said that in terms of Tennant square footage, there was not a dramatic difference in size.

Property owner Mark Haysfield addressed the Commission at this time.

Mr. Moore said the Town Council approved two projects under site plan review, one as a two-story and one as a three-story.

Mr. Bell felt the project needs to be enhancing, it needs beautification and it needs elements and details.

Mrs. Gingras asked them to consider a three-story structure with underground parking.

Mr. Kolins said they are committed to a three-story building. The Town Council has approved the site plan for this building. Therefore, they can come back with the same site plan that is not before this body. However, they will explore the issue of underground parking, if it can physically be done, not sure what the economic ramifications would be they may, or may not offer underground parking. He said they will explore this because it is something of interest to this commission, even though the plans have been approved by the Town Council. They will meet with the staff on another solution to the parking in the front of the building and Mr. Bell will review the architecture to come up with something that is more acceptable to the Commission.

Mrs. Gingras reminded Mr. Kolins that they can meet with the individual Commission Members throughout the month.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE AUGUST MEETING TO COME BACK WITH UNDERGROUND PARKING, THAT THE ARCHITECTURE BE WHATEVER THEY WANT SO LONG AS IT'S GOOD AND THAT THE DELIVERY PARKING AND STORAGE AREA WILL BE OFF ROYAL

PALM WAY.

MOTION SECONDED BY DR. ROSENBERG.

Mr. Kolins asked Mr. Deziel to amend the motion to ask that they look into the underground parking. He said if they find they cannot create underground parking for one reason or another, he did not want the Commission to interpret that they are refusing to do what the motion demanded they do.

ROLL CALL:

MR. DEZIEL YES

DR. ROSENBERG YES

MRS. GINGRAS YES

MRS. KINSELLA NO

MR. BELL NO

MR. ADAMS NO

MR. WIDEMAN NO

MOTION FAILED 3-4.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST MEETING TO ADDRESS THE TRUCK DELIVERY ON THE FRONT OF THE STREET AND TO ENHANCE THE ARCHITECTURE OF THE BUILDING TO MAKE IT LOOK MORE IMPORTANT.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B26-99 New Residence

Applicant: Amigo Partnership
Address: 323 Eden Road
Architect: Thomas Kirchhoff
Project Description: New two-story single family residence.

This project was deferred from the April, May and June meetings.

Mrs. Kinsella said she spoke with the architect. Mr. Wideman said he spoke with the owner.

Chairman Gingras stated that Mr. Messing will be voting on this issue as Mr. Deziel was out of the room at this time.

Architect Thomas Kirchhoff said the specimen sausage tree was relocated in the back of the property. The house was redesigned to have a one-story element in the front on the east side. He said the revised plan is approximately 100 square feet smaller than the average size home on the street.

Mr. Reinhardt Brandner addressed the Commission and said he was pleased with the new location of the sausage tree, but he was concerned with the second story windows looking into his swimming pool area.

Mr. Kirchhoff said the windows will be on either side of the bed in the master bedroom, they will not be view windows and they are 30 feet away from the property line.

Mr. Bell asked to address the second story windows with the landscape plans and Mrs. Kinsella asked that Mr. and Mrs. Brandner have a chance to review the landscape plans when they are ready.

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

B29-99 New Residence

Applicant:	Westrend Development, Inc.
Address:	224 Barton Avenue
Architect:	Schwab, Twitty & Hanser Architectural Group
Project Description:	Construction of a new two-story residence.

The demolition of the existing residence was approved at the April meeting.

This project was deferred from the May and June meetings.

Architect Paul Twitty presented the project and said the size of the project has been reduced to 5,800 square feet, which is the same size as the residence that was demolished.

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

B31-99 New Residence

Applicant: 150 Dunbar Road, Inc.
Address: 150 Dunbar Road
Architect: Thomas M. Kirchhoff
Project Description: New two-story residence

This project was deferred from the May and June meetings.

The architect requested deferral to the August meeting.

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

B41-99 New Residence

Applicant: Three Development Company
Address: 146 Gulfstream Road
Architect: Smith and Moore Architects
Project Description: New two-story residence.

The demolition of the existing residence was approved at the May meeting and the project was deferred from the June meeting.

Mrs. Kinsella, Mr. Wideman, and Mr. Adams said they met with the architect.

Architect Jon Moore said the architecture of the project was changed to a Monterey style. The size of the project was reduced and the landscape area was increased. The building will be yellow with green hurricane shutters. Wrought iron will be used for the railings and the roofing material will be clay barrel tile.

The roofing material was questioned and Mr. Moore said that Fatio used clay barrel on some of the Monterey style homes he designed.

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

**MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B42-99 New Residence

Applicant: Alan Miller
Address: 261 El Bravo Way
Architect: Smith and Moore Architects
Project Description: New two-story residence.

The demolition of the existing residence was approved at the May meeting and the project was deferred from the June meeting.

Mrs. Kinsella, Mr. Wideman, and Mr. Adams said they met with the architect.
Mr. Messing said he met with the owner.

Janette Hert of Ley & Marsaa Court Reporters was present to transcribe the proceedings of this project.

Architect Jon Moore said the project size was reduced to have a CCR of 4.9 and a lot coverage of 24%. He said the entire structure was shifted 7 feet to the west and the tower was relocated to be more off-center.

Some of the Commission Members commented that the stone work above the columns at the front entry was heavy and the style of architecture was heavy looking. It was stated that for the size of the lot, this project should be 9,000 or 10,000 square feet and the house by comparison of the neighborhood was too big by 25% to 50%.

Others felt the house was not excessively dissimilar in terms of size to the others in the neighborhood.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE
PROVISION TO REDUCE THE AMOUNT OF STONE WORK ABOVE THE
COLUMNS.**

MOTION SECONDED BY MR. ADAMS.

ROLL CALL:

DR. ROSENBERG	YES
MR. ADAMS	YES

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

MOTION FAILED 3-4.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE AUGUST MEETING TO REDUCE THE AMOUNT OF STONE WORK ABOVE THE ENTRY COLUMNS AND TO REDUCE THE SIZE OF THE HOUSE TO BE IN CONFORMITY WITH THE IMMEDIATE NEIGHBORS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B47-99 Demolition New Residence

Applicant:	Tom Turner
Address:	579 North Lake Way
Architect:	SKA Architect & Planner
Project Description:	Demolition of existing residence and construction of a new residence

This project was deferred from the June meeting.

The architect requested deferral of this project.

MOTION BY WIDEMAN TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B50-99 New Residence

Applicant: Frank Chopin, Trustee
Address: 345 North Lake Way and
309 Wells Road
Architect: Smith Architectural Group
Project Description: Construct a new single family residence on two adjoining waterfront lots.

This project was deferred from the June meeting.

The applicant requests deferral to the August meeting.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

The meeting was recessed for a lunch break and was reconvened at 1:30 p.m.

Note: Mr. Randolph and Mr. Deziel were not in attendance at this time.

B. NEW BUSINESS - MAJOR PROJECTS

B51-99 Demolition and New Residence

Applicant: Vicker's Development Corporation
Address: 242 Country Club Road
Architect: SKA Architect
Project Description: Demolition of existing residence and construction of new residence.

There were no ex-parte communications.

Architect Patrick Seagraves presented photographs of the existing residence.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT OR TO BEGIN CONSTRUCTION WITHIN 90 DAYS.

Mr. Seagraves presented a photo board of the neighborhood. The proposed replacement house will be two-stories with a side entry garage. The house is set back 35' to the one-story element and 40' to the two-story element. Flat clay tile will be used on a 4/12 pitch roof. He said the FAR is 38%, the CCR is 3.97 and the square footage is 4,650.

Mr. Frank read a supportive letter on Barclay's Reality stationary from Shirley Wyner.

The Commission felt the neighborhood was primally one-story homes with a 2.0 CCR.

It was felt that the architectural features were acceptable with some corrections, but the house was too big for the site.

Mr. Adams said that this is one of the streets that have small houses that are going to be sacrificed at some point.

Mr. Messing felt the house was too big for the street, but he agreed with Mr. Adams and felt the street will be transitional and the houses will be replaced eventually.

Mrs. Gingras said he is creating the transition here, nothing has changed yet, and it is important for the Commission to create a precedent that they are willing to live with.

Mr. Moore said the zoning ordinance was changed this year which allows one story homes to be 40% of the lot size.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST MEETING TO COME BACK WITH A ONE-STORY HOUSE.

MOTION SECONDED BY MRS. KINSELLA.

MR. BELL OPPOSED.

MOTION CARRIED 6-1.

Mr. Bell felt the applicant should not be restricted to a one-story home. It would be acceptable if a portion of the two-story would look correct on the site.

MOTION BY MRS. KINSELLA TO HEAR ITEM #B51-99 AT THIS TIME.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

(See item #B53-99 in its usual position on the agenda).

B52-99 Additions

Applicant:	Mr. and Mrs. Brad Deflin
Address:	235 Merrain Road
Architect:	Robert Bell
Project Description:	Extension of the south bedroom, new privacy wall and gate, and extension of the north family room.

This item was heard after item #A25-99.

Architect Robert Bell said the bedroom will be extended 10 feet, a wall will be added to create a small court yard, and french doors will be added to the living room.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B53 -99 Demolition

Applicant:	Charles Ryan Hickman
Address:	531 South County
Architect:	Thomas Kirchhoff
Project Description:	Demolition of existing residence.

No ex-parte communications were disclosed.

This item was heard after Item #B50-99.

Architect Thomas Kirchhoff presented photographs of the existing home. He said their intent is to sod and irrigate the property.

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 DR. ROSENBERG. MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. KINSELLA TO HEAR ITEMS #59-99, B60-99 AND B61-99 AT THIS SECTION OF THE AGENDA. MOTION SECONDED BY BELL. MOTION CARRIED UNANIMOUS.
(Please see these items in their order on the agenda).

B54-99 Demolition and New Residence

Applicant:	Karen M. True
Address:	416 Seabreeze Avenue
Architect:	Smith and Moore
Project Description:	Demolition of existing two-story residence and construction of a new two-story residence.

This item was heard after item #B52-99.

Mr. Wideman, Mrs. Kinsella and Mr. Adams said they met with the architect.

Architect Jon Moore said they wish to demolish the existing two-story residence and the existing two-story garage/staff quarters will remain. He read the demolition survey which stated there was no record on the original one-story portion of the house, but the town records reveal that in 1936 Architect C. Sheldon Tucker designed a second floor and west wing addition. In 1939 a second floor, roofed balcony was added giving the home a Monterey appearance. He said the structure has no historical architectural features and show signs of settlement and wood rot. He said the existing house is about 4,300 square feet.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE

**PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

Mr. Moore said the project was designed to accommodate an existing ficus tree. It will be a 4,576 square foot Mediterranean style residence. The FAR is .3 and the CCR is 4.3. The total, including the garage/guest building, is 5,294 square feet. He said the detailing was kept very simple. The entry door and the new garage door will be pecky cypress planks. The balcony railings will be black, twisted aluminum pickets. The roof will be a 4/12 slope with a variegated clay barrel tile. The windows will be aluminum clad, divided lite, casements and the hurricane protection will be provided by removable panels.

The Commission felt that the hip roof on the north elevation should match the roof line on the west elevation.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
PROVISION TO ADD A HIP ROOF ON THE NORTH ELEVATION.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B55-99 Demolition and New Residence

Applicant:	Arthur and Sharon Galiffa
Address:	125 Via Vizcaya
Architect:	Smith and Moore
Project Description:	Demolition of existing two-story residence and construction of a new two-story residence.

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

Architect Ted Song read the demolition/history report for the existing house stating the house was designed by John Stetson in 1950.

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

Mr. Song presented the size comparisons for the neighborhood. He said there is an existing site

wall and a seagrape hedge that will remain. The style of the home is French with a medium charcoal gray flat cement tile, a beige stucco building and black operable shutters. Mr. Moore said there is an existing curb cut on South County Road that the owners want to connect to the proposed two curb cuts on Via Vizcaya.

It was felt that the French style was a nice change and that by lowering the roof it would emphasize the two peaks on each end which was agreed to after discussion.

Phillip Lee who resides at 117 Via Vizcaya addressed the Commission and said he was very pleased with the proposed project.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT WITH THE
PROVISION TO REDUCE THE MIDDLE SECTION OF THE ROOF TWO FEET.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B56-99 Demolition

Applicant: Katherine S. Klaine
Address: 149 Dolphin Road
Project Description: Remove existing building.

This item was heard after item #B50-99.

Mr. Klaine presented the project.

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

B57-99 Demolition and New Residence

Applicant: Robert Wildrick
Address: 220 Nightingale Trail
Architect: The Pandula Architects
Project Description: Demolition and new two-story Mediterranean residence.

There were no ex-parte communications disclosed.

Architect Eugene Pandula presented the project and said the existing 2,260 square foot, one-story house was designed by John Stetson in 1950.

**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. BELL.
MOTION CARRIED UNANIMOUSLY.**

Mr. Pandula said the new residence will have a textured light beige stucco building, cast stone trim, variegated clay barrel tile roof and aluminum railings in a faux rust color. The building will be 5,590 square feet and two-stories high. The project figures will be 25% lot coverage, 40% greenspace, 3.96 CCR and 4.0 FAR. He said as part of the two-story requirement for the project, they researched what would be allowed as a one-story residence at 40% lot coverage and the CCR is in accordance with the current zoning requirements, as well as the sliding scale proposed to come into effect in the future. Mr. Pandula said there are nine other homes in the neighborhood that are two-stories. The average FAR on Nightingale Trail is 27% and the average CCR is 2.57.

Mr. Bell felt the flat portion made the roof look squatty and would look better if it went up to a peak. Mr. Pandula said they wanted to keep the apparent mass down.

The Commission Members felt this was a nice project, but some Commission Members felt it was too big for the neighborhood.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE
PROVISION TO RAISE THE FLAT ROOF SECTION INTO A PEAK.
MOTION SECONDED BY MR. ADAMS.
ROLL CALL:**

DR. ROSENBERG	YES
MR. ADAMS	YES
MRS. GINGRAS	NO
MRS. KINSELLA	NO
MR. BELL	YES
MR. WIDEMAN	NO
MR. MESSING	YES

MOTION CARRIED 4-3.

B58-99 New Residence

Applicant:	Malasky Homes
Address:	1320 North Lake Way
Architect:	The Pandula Architects
Project Description:	New two-story neoclassic residence

There were no ex-parte communication disclosures.

Architect Eugene Pandula presented a model of the project and said the total square footage of the proposal project is 2,3230 with a CCR of 3.5. There will be two buildings approximately 30' X 60' that will be connected with a loggia. The building will be a flow finish stucco in a toupe color. The roof will be slate and the accents will be acid washed, cast stone in a deeper toupe color. The site wall will have vines growing on it and aluminum gates will lead into the motor court to the one-story garage and staff quarters. The entrance rotunda will be two stories high with clerestory windows above. The windows and doors will be hurricane rated.

The Commission Members felt the design was ingenious, but the glass was repetitive on the side elevations and it was suggested to add some variation to the glass. Mr. Pandula said there are stone columns between each window along the loggia.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE

**PROVISION TO MOVE THE HOUSE BACK FIVE FEET FROM THE LAKE SIDE,
RELIEVE THE GLASS WALLS, USE A FLAT ROOF ON THE GARAGE AND TO
APPOINT MR. BELL TO APPROVE THESE REVISIONS.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

B59-99 New Residence

Applicant: Addison Construction
Address: 227 Via Tortuga
Architect: Phoenix Architects
Project Description: New one-story residence

This project was heard after item #B53-99.

Mrs. Kinsella, Mr. Adams and Mr. Bell said they spoke with the attorney.
Dr. Rosenberg and Mr. Wideman said they spoke with the owner regarding the project.

Attorney Ron Kolins introduced Architect Lynn McColl. Ms. McColl presented a model and said the one-story residence is a simple contemporary style which is different from what is in Phipps Estates. The roof pitch will be 6/12 with flat cement tile. The CCR is 3.63 and lot coverage is 29.8%. The side loading garage will be shielded from North Lake Way by the existing 6' high wall and an 8' high hedge that is around the perimeter of the property. She said the owner has not decided to keep the stone pineapples on the roof which are shown on the elevations.

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

B60-99 Demolition

Applicant: North Ocean Partners
Address: 111 Dunbar Road
Architect: Portuondo and Perotti
Project Description: Demolition of entire structure

Attorney Ron Kolins presented a photograph of the existing house and read the demolition report/letter. He said there is little know about the house and there was nothing particularly

outstanding about it that they have found in terms of its architect or anything historically. He said the house was built in 1925 by Smith & Riddle. There have been general repair permits issued over the years. He said the foundation is in irreparable shape, it's very bad and they can't do any thing with it.

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

**MOTION BY MRS. KINSELLA TO HEAR ITEM #A25-99 AT THIS TIME.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

(Please see item A25-99 in its usual position on the agenda).

B61-99 Enclosure

Applicant:	George M. Ross
Address:	321 Tangier Avenue
Architect:	Peter Archer
Project Description:	Enclose and roof a 18'6" x 10'6" existing post and beam terrace with cypress panel and window infill.

There were no ex-parte communications.

Attorney Ron Kolins said this project has received a variance.

Architect Peter Archer said there is an existing terrace which they propose to enclose with glass and pecky cypress wood with a flat roof.

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

B62-99 Demolition and New Residence

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

The architect requests review of the new residence deferred to the August meeting.

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

The architect requests deferral to the August meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST
MEETING.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A20-99 Demolition of Pillar

Applicant: William J. Condren
Address: 240 Banyan Road
Attorney: James Brindell
Project Description: Demolition of a detached lighted pillar

This project was deferred from the May and June meetings.

Mr. Bell declared a previous conflict of interest and left the dais during the discussion of this project.

Mr. Moore stated subsequent to the last meeting on this matter, the Town has engaged the services of Attorney Jim Wern. He said Mr. Brindell would like to speak to the Commission regarding the request for deferral and Mr. Bell would like to speak to the Commission with a request not to defer the project.

**MOTION BY MRS. KINSELLA TO MOVE PROJECT A20-99 TO THE
BEGINNING OF THE AGENDA.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Mr. Deziel said he spoke with the applicant's attorney.

Janette Hert of Ley & Marsaa Court Reporters was present to transcribe the proceedings of this project.

Mr. Brindell asked the Commission to defer the project to the August meeting as there is a pending court case which may resolve this matter.

Mr. Bell asked the Commission to hear the project at this time.

Mr. Deziel said there was a staff decision regarding the removal of that pillar. He felt the Commission should not tell someone they need to maintain a column because it matches one on the neighbor's property.

Mr. Randolph said Mr. Wern was hired as special counsel to hear this project as he has a

Conflict of Interest in regard to it.

MOTION BY MR. DEZIEL TO CONSIDER DISCUSSION AND THE POSSIBILITY OF A VOTE ON APPROVING THE APPLICANT'S REQUEST AND WITH THE CAVEAT THAT IF IT DOESN'T HAVE SUPPORT, THAN THE APPLICANT WILL HAVE A DEFERRAL AND COME BACK NEXT MONTH. MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

MR. DEZIEL	YES
MR. WIDEMAN	YES
MRS. GINGRAS	YES
MRS. KINSELLA	NO
MR. ADAMS	YES
DR. ROSENBERG	YES
MR. MESSING	YES

MOTION CARRIED 6-1.

Mr. Frank read letters from Beatrix Anhalt and Matin Berman which expressed their disappointment in the removal of the column.

Attorney James Brindell said the columns were on either side of the road which gave the appearance of the end of the street and entering onto private property. It is actually the private road which continues beyond the columns to the lake. He suggested putting another column to the west of the remaining column, which would be on Mr. and Mrs. Bell's property, rather than on the other side of the street, on someone else's property.

Mr. Bell said in 1990 the columns were built and the street was raised at their expense. In order to beautify the property they built the two columns and added the courtyard so that people could turn around at the end of the street. He said Mr. Condren bought the property in 1995 knowing the columns were there.

Mr. Moore said everyone in that subdivision has the right to use the road from the ocean to the lake. Mr. and Mrs. Bell did improvements to some of the street and all of the right of way as far as paving was concerned which is now part of the Condren property.

MOTION BY MR. DEZIEL TO APPROVE THE ORIGINAL APPLICATION TO DEMOLISH THE COLUMN.

MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

MR. DEZIEL	YES
MRS. KINSELLA	YES
MRS. GINGRAS	YES
MR. ADAMS	NO
MR. WIDEMAN	YES
DR. ROSENBERG	NO
MR. MESSING	YES

MOTION CARRIED 5-2.

A22-99 Columns

Applicant: Oragle & Elan
Address: 152 Reef Road
Project Description: Change front structure columns

This project was deferred from the May and June meetings.

Architect Ames Bennett presented the project. He said the owners replaced the square wooden columns on the upper and lower portions of the front porches with stone columns. The upper deck has Ionic columns and the lower porch has Doric columns. Their intention is to use Ionic columns on both levels.

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

ROLL CALL:

MR. WIDEMAN	YES
DR. ROSENBERG	YES
MRS. GINGRAS	NO

MRS. KINSELLA	NO
MR. BELL	NO
MR. ADAMS	NO
MR. MESSING	YES

MOTION FAILED 3-4.

After much discussion, it was decided to reconsider the motion.

MOTION BY MR. ADAMS TO RECONSIDER THE PREVIOUS MOTION.
MOTION SECONDED BY MR. MESSING.
A ROLL CALL REFLECTED A UNANIMOUS VOTE.

Mr. Elan addressed the Commission at this time and presented a list of neighbors who were are in support of the proposed changes.

Mr. Bennett said the front door was also changed to a different style.

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

ROLL CALL:

MR. ADAMS	YES
MR. WIDEMAN	YES
MRS. GINGRAS	YES
MRS. KINSELLA	NO
MR. BELL	NO
DR. ROSENBERG	YES
MR. MESSING.	YES

MOTION CARRIED 5-2.

D. NEW BUSINESS - MINOR PROJECTS

A25-99 Revisions

Applicant:	151 Worth Avenue Partnership
Address:	151 Worth Avenue
Architect:	The Lawrence Group
Project Description:	Revised windows and north tower elevation, and addition of vitrines of main entrance.

This item was heard after #B61-99.

Architect Eugene Lawrence said they propose minor changes to the facade which includes subdividing the glass in the show windows, adding an etched rose above the windows and adding two vitrines at the main entrance.

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

Mr. Lawrence said the colors of the building were changed.
(The color drawing indicated beige tones.)

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

A26-99 Lighting

Applicant: Boston Homes
Address: 201 Monterey Road
Architect: Bob Snow
Project Description: Lighting

Architect Bob Snow presented the project and after discussion agreed to take all of the flood lights off of the house.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH A FAR LESS
LUMINOUS PLAN, TO REMOVE THE FLOOD LIGHTING AND PREPARE A
FULL SOFFIT PLAN INDICATING THE WATTAGE OF THE LIGHTS FOR
STAFF REVIEW AND APPROVAL.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

A27-99 Revisions

Applicant: James and Michele Whitemarsh
Address: 429 Seaview Avenue
Architect: James Storms

Project Description: Change existing asphalt shingle roof material to cement tile, add a new copper cupola vent on the roof, install new windows and door to front elevation, add a cast stone front porch and steps with stone railings and build a new driveway.

Architect James Storms presented the photographs of the existing house. The shingle roofing material will be replaced with a flat cement tile.

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

A28-99 Landscape

Applicant: Amigo Partnership
Address: 333 Eden Road
Architect: Newlands Design
Project Description: Landscape Plans

Landscape Architect Ray Whal presented the project

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT WITH THE
PROVISION TO ADD A VIBURNUM HEDGE ALONG THE WEST PROPERTY
LINE, ELIMINATE THE SCHEFFLERA TREES AND THE CUT THE FRONT
HEDGES TO 8' IN HEIGHT.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

A29-99 Shutter Boxes

Applicant: Alfons Schmitt
Address: 125 Parc Monceau
Contractor: Paver Center and Shutters
Project Description: Installation of 51 extruded aluminum roll shutters (and boxes).

No one was present to represent this project at this time.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST
MEETING.**

**MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

A representative was in attendance after the informal review.

**MOTION BY MR. BELL TO REVIEW THE PROJECT AT THE END OF THE
AGENDA.**

**MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Jim Markin from Paver Center and Shutters presented the project. Mr. Markin said they will cut the stucco band above the windows, cover the entire box of the roll shutters and mimic the band which will jog out from the building.

**MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION
TO ENCLOSE THE TOP PORTION TO MATCH THE EXISTING CORNICE
THROUGHOUT AND OVER THE DOORS TO MATCH THE CORNICE AND
THE BUILD-OUT OF IT WITH THE BRACKETS UNDERNEATH AND HIDING
THE TRACKS WITH A PILASTER IN FRONT.**

**MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

A30-99 Landscape

Applicant: 651 North County Road, Inc.
Address: 650 North County Road
Architect: Steven M. Dauber
Project Description: Landscape Plan

Landscape Architect Stephen Dauber presented the project and said the landscaping will match the French style architecture. Mr. Dauber presented a photograph of the view from Mr. Rosenthal's driveway and said they tried to be sensitive to his home by planting a large ficus hedge along North County Road.

Mrs. Kinsella asked that the hedge along North County Road be kept at the same height of the wall and to plant large calophyllum trees behind the wall with a section of four palm trees to help screen the house.

Leighton Rosenthal addressed the Commission and said people entering and existing his

driveway have to face the service entrance/garage exit of the property across the street. He said there is a driveway on West Indies they could use for egress and ingress that could mitigate the effect of the three garages and the driveway leading from North County Road.

Mr. Moore said that the Public Works Director decides whether they can or cannot have a driveway cut. The way the garage doors are positioned and camouflaged is ARCOM's jurisdiction.

Mrs. Gingras suggested a solid gate to hide the garages.

Mr. Dauber said they have discussed adding a backing to the gate and to remove the overhead power lines and poles and put them underground in the right-of-way in the back yard.

Mr. Bell suggested eliminating the island planting area between the two garages and increasing the curve of the viburnum hedge on the south side of the driveway which would eliminate the straight in view of the garage from the street.

Mr. Dauber presented a xeriscape plan for the beach access north of 641 North County Road. He said the State of Florida has given approval for a break- way structure or teeke hut on this piece of land.

MOTION BY MR. BELL TO APPROVE THE LANDSCAPE PLAN WITH THE SUGGESTION TO STUDY THE POSSIBILITY OF ELIMINATING THE ISLAND BETWEEN THE GARAGES AND ENLARGING THE CURVED SECTION OF VIBURNUM HEDGE IN THE SOUTH EAST CORNER OF THE PROPERTY AND WITH THE PROVISION TO PLANT CALOPHYLLUM TREES AND FOUR PALM TREES ALONG NORTH COUNTY ROAD AND KEEP THE HEDGE THE SAME HEIGHT AS THE WALL.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

A31-99 Landscape

Applicant:	Seminole East Corporation
Address:	231-235 Seminole Avenue
Architect:	Louis Vlahos
Project Description:	Landscape plan

Mrs. Kinsella said she spoke with the architect regarding this project.

Landscape architect Nikki Christensen presented the project. She said a 6' hedge will be planted in the front of the property wall and the plant material will be different in front of each town house unit.

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

A32-99 Landscape Lighting

Applicant: Gerald Schwatz
Address: 231 El Vedado Road
Architect: Pandula Architects
Project Description: Landscape lighting

Architect Eugene Pandula said that the electrical inspector decided they needed ARCOM approval for the landscape lighting which includes 60 fixtures ranging from 50 to 150 watts.

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

A33-99 Landscape Revisions and Lighting

Applicant: Sidney Kimmel
Address: 1236 South Ocean Blvd.
Architect: Michael Johnson
Project Description: Updated as built landscape plans and site landscape lighting plans.

Architect Michael Johnson presented the project. He said the landscaping and lighting will not be seen from the street.

Project Manager Tom Easton stated there are two very large olive oil urns with palms on either side of the main entry gate.

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

**MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

A34-99 Entry Revisions

Applicant: Worth Avenue Associates
Address: 150 Worth Avenue
Architect: Lawrence Group
Project Description: Change a single bay vault in the covered arcade to a double bay vault and eliminate a tie column at the entrance to the new via.

Eugene Lawrence said they would like to eliminate the tie columns and widen the barrel at the front entry.

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

A35-99 Landscape and Hardscape

Applicant: Thomas Chastain and Barbara Levinson
Address: 310 North Woods Road and 318 North Woods Road
Architect: Morgan Wheelock
Project Description: Landscape, irrigation and hardacape plans.

Attorney Frank Chopin presented the project and said the vacant lot will be tied in with the house next door. They will close off the driveway to 318 North Woods Road and move it to the east in front of 310 North Woods Road and have the hedge run all the way across the front of the property.

Mrs. Kinsella asked for something more creative than a solid ficus hedge in front of the house.

Landscape Architect Don Scarala said the client wishes to have a consistent ficus hedge along the front of the property.

**MOTION BY MR. BELL TO APPROVE THE LANDSCAPE PLAN SUBJECT TO MRS. KINSELLA'S REVIEW WITH THE LANDSCAPE ARCHITECT.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

VII. OTHER BUSINESS

INFORMAL REVIEW

Applicant: HR4A-JV Limited Partnership
Address: 190 Bradley Place
Architect: The Lawrence Group
Project description: Remodel the bays in the center of the building for a drive through. Addition of greenspace, a new pool deck with fabric- covered cabanas and the construction of the exterior of the building to a new classical look.

Architect Eugene Lawrence said the building will be converted from 64 units into 14 units.

VIII. ADJOURNMENT

The meeting was adjourned at 6:00 p.m.

The next meeting of the Architectural Commission will be held at 9:00 a.m. on August 25, 1999.