

**MINUTES OF THE ARCHITECTURAL COMMISSION SPECIAL MEETING
WEDNESDAY, MAY 16, 1997
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 1:35 p.m.

II. ROLL CALL

PRESENT: Laurel Baker, Chairman
John H. Schuler, Vice-Chairman
Ethel Kinsella, Member
Sally Gingras, Member
Lowry M. Bell Jr., 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
Tracy Biagiotti, Town Attorney

ABSENT: Robert E. Deziel, Member

All persons who would be testifying were sworn in at this time.

Chairman Baker said a special meeting was called in order to review the site plan and to compare houses that have been built with the proposed projects in the Phipps Estate development.

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Mr. Bell stated he made comments regarding the Tarpon Way project that were not make part of the minutes from the last meeting. He said he commented that if the Commission does not like a project it should be turned down and not given a number of comments in case they come back and meet those comments and then it's approved. He said he made the motion to approve the project not because he liked it but, because the applicant met 10 out of the 11 comments the Commission made at the previous meeting. Mr. Moore said that Mr. Bell's comments were not a condition for project approval and his comments do not have to be recorded in the minutes.

Attorney Jim Brindell addressed the Commission and said the three properties involved are an agenda of their own and then thanked the Commission for calling a special meeting.

Dr. Rosenberg questioned the necessity for a special meeting. Chairman Baker said she took the recommendation of staff who telephoned her regarding a letter requesting the special meeting. She said she felt that a special meeting would make it easier for everyone. Chairman Baker said Mr. Brindell is a law partner of her husband's and asked the Commission Members and the general public if they would perceive that as a conflict of interest, if so, she would recuse herself. Dr. Rosenberg asked Chairman Baker to recuse herself. Chairman Baker then passed the gavel to Vice-Chairman Schuler and left the dais. Mr. Brindell said he has not spoken with Mr. or Mrs. Baker regarding the Phipps Estates.

Mr. Frost-Golino stated there have been special meetings held regarding the Phipps Estates in the past.

Dr. Rosenberg read the letter addressed to Mrs. Baker from Jim Brindell requesting a special meeting and stated he felt a financial burden should not be a consideration to call a special meeting.

Mr. Moore stated the meeting was requested by the applicant as any applicant can request a special meeting. He said the chairman has called a meeting and the financial aspects are irrelevant to the decision making and should not be used as a basis of consideration.

III. PROJECT REVIEW

Mrs. Gingras stated she drove by the site, Mrs. Kinsella said she rode her bike by the site, Mrs. Frost-Golino said she spoke with the architects, the attorney and visited the site, Mr. Adams said he spoke with Mr. Swanson.

B35-97 New Residence

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Applicant: Addison Development
Address: 211 Via Tortuga
Architect: Carlos Martin
Project Description: New residence.

Owner Dan Swanson presented a site plan showing the proposed projects and the completed projects in the Phipps Estates development. He also presented photographs of the completed homes and passed out charts with the lot statistics.

Mr. Frank said the calculations were not processed on the cover sheets for the resubmitted plans. However, the houses did not seem larger than what has been previously submitted. Mr. Frank said the plans have not been signed and sealed by a licensed architect.

Mr. Swanson said there have been no changes in the calculations from the previously reviewed plans.

Mr. Moore asked Mr. Swanson if the existing ficus trees behind the mushroom cottage will remain. Mr. Swanson said the trees will remain on lot 15.

Architect Carlos Martin presented the original elevation drawings with highlighted areas showing the changes and presented revised elevation drawings. He said the style was changed from an Italian renaissance to a Spanish eclectic. The home will have a lower roof pitch, towers and multiple french doors. He said the shape of the tower has been changed and wood shutters were added to the house. He said the east elevation was broken up to eliminate the very long elevation.

It was suggested to eliminate the transoms above the french doors and not to use Spanish "S" tile on the roof. The variation of the window heights on the front facade were questioned. It was felt that the pop-up garage element was being repeated too often and it looks very fussy. It was felt that the reduction of the roof massing and simplifying of the front facade was an improvement.

By looking at the site plan it was felt an alley would be created between lots 14 and 15. Mr. Martin said the area between the two houses would be heavily landscaped. Mr. Swanson said the development has 32 lots but, it could have had 65 lots. He said no one will ever be able to see between the houses with the landscaping. Mr. Swanson then suggested to "flip the house."

MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT WITH THE FOLLOWING PROVISIONS:

- 1. LOWER THE HEIGHT OF THE WINDOW AT THE GARAGE.**
- 2. FLIP THE FLOOR PLANS.**
- 3. THE EXISTING FICUS TREE REMAIN AT THE REAR OF THE PROPERTY.**
- 4. REWORK THE WINDOWS ON THE REAR ELEVATION.**
- 5. DO NOT USE "S" TILE ROOFING MATERIAL.**

MOTION SECONDED BY MR. WIDEMAN.

After discussion it was felt the project should be reviewed with the changes. Therefore, Mrs. Kinsella withdrew her motion and Mr. Wideman withdrew his second.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY DR. ROSENBERG.

ROLL CALL:

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

MOTION CARRIED UNANIMOUSLY.

It was felt by some of the Commission that landscaping would be sufficient to eliminate the alley effect between the two houses. Some of them felt that by reversing the floor plans it would make the houses look like a project development with the two front entrances side by side. It was also felt that from the garage stand point, flipping the house plan may be an improvement. However, it was suggested to cut out some of the elevation by making jigs and jags.

B36-97 New Residence

Applicant: Addison Development

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Address: 236 Via Las Brisas
Architect: Carlos Martin
Project Description: New two-story Mediterranean style residence.

Architect Carlos Martin said the roof massing was also lowered on this project for 4/12 to 3½/12. The entry detailing and ornamentations were simplified. The amount of fenestration was reduced and simplified. The two and one bay garages were changed to three individual bays.

The Commission comments are as follows:

1. Lower the roof line on the one garage bay.
 2. Reduce the three french doors to two and eliminate the ½ round transom window above on the south elevation.
 3. Use barrel tile roofing material.
 4. Eliminate the site wall on the front elevation.
 5. Re-study the south elevation.
 6. Reduce the size of the house.
 7. Lower the plate height if possible.
 8. Including the comments from last meeting.
- Mr. Bell read the minutes from the April meeting into the record.

**MOTION BY TO MR. WIDEMAN DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY DR. ROSENBERG.**

ROLL CALL:

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

MOTION CARRIED UNANIMOUSLY.

B38-97 New Residence

Applicant: Addison Development
Address: 234 Via Las Brisas

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Architect: Architectural Alliance (Designer Glen Santayana)

Project Description: New two-story Mediterranean style residence.

Designer Glen Santayana said the roof pitch was lowered and the roof has barrel tile. The garage doors were separated into three individual doors and one of the garages will have a lower profile than the other two. There will be a Gothic arch on the front elevation and Gothic arched transom windows on the rear elevation. Mr. Santayana said the size of the house is the same as the last submission.

The Commission comments are as follows:

1. The south elevation was all glass and it was suggested to reduce the three sets of french doors to two and reduce the amount of ornamentation.
2. The Gothic treatment to the french doors on the south elevation contribute to the busyness of that elevation.
3. This presentation was an improvement with the significant change being the roof pitch.
4. The window above the front entrance is too large in proportion to the size of the entrance.
5. Use finials such as pineapples rather than the round balls above the front entrance.
6. Landscape heavily on the east side to screen the tennis court next door.
7. This house and the house next door are too large.
8. Change the canvas awning to a roof or a flat roof area.

The styles of the proposed projects were discussed and it was felt by the Commission that most of the projects being built in the Phipps Estates were a variation of the Mediterranean style. Mr. Swanson felt the styles are being varied and the homes are different from each other.

MOTION BY MR. BELL TO DENY THE PROJECT BECAUSE IT IS TOO SIMILAR WITH OTHER PROJECTS.

MOTION SECONDED BY MRS. GINGRAS.

ROLL CALL:

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

MRS. FROST-GOLINO NO
MR. WIDEMAN NO
DR. ROSENBERG NO
MR. SCHULER NO
MOTION FAILED 2-5

MOTION BY MR. BELL TO DEFER THE PROJECT FOR RESTUDY TO THE MAY MEETING.

MOTION SECONDED BY MRS. KINSELLA.

A ROLL CALL CONFIRMED A UNANIMOUS VOTE.

The Commission felt the presentations were very good with the use of the site plan, the comparison of the elevation drawings and the street scape drawings.

IV. ADJOURNMENT

The meeting was adjourned at 4:20 p.m.

Respectfully submitted,

John H. Schuler,
Vice-Chairman