MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, APRIL 26, 2000
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Sally Gingras, Vice-Chairman
Lowry M. Bell, Jr., Member
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Leslie Shaw, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Clay Brooker, Town Attorney
Veronica Close, Assistant Director of Planning, Zoning & Building
Paul Castro, Zoning Administrator
Harry Ackerman, Assistant Building Official
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

II APPROVAL OF THE MINUTES FROM THE MARCH 22, 2000 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.

IV. SWEARING IN PERSONS TESTIFYING

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

V. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B11-00 Architectural Style Change

Applicant:	Norman & Homa Bahary
Address:	168 Kings Road
Architect:	Robert Kolany
Project Description:	Change architectural style to A French country manor, add two bedrooms to the second floor and reduce the front yard hardscape with additional green space.

This project was deferred from the February and March meetings.

Dr. Rosenberg stated that the applicant was a patient of his. Mr. Brooker advised him that if he felt his vote would be to his benefit or his loss, then he should recuse himself. Dr. Rosenberg felt his position would not affect his doctor/patient relationship.

Mr. Dart said they replaced the carvings with plain casings on the house and they revised the gate and removed the volutes from the dormer windows.

Architect Robert Kolany said some of the paving in the front of the house will be replaced with a garden having a cast stone balustrade wall with a pedestrian entry gate surround the garden.

The west elevation was discussed and it was stated that the flat roof style of the Regency style of architecture and the pitched roof on the addition looked out of place. Mr. Dart said the roof style of the addition will match the existing roof on the garage. Some of the Commission felt that an addition and/or modification should be compared to the existing

home for an overall review and others felt that just the addition or modification should be looked at.

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

B12-00 Boat House and Pool Cabana

Applicant:	William Koch
Address:	974 South Ocean Boulevard
Architect:	Bridges, Marsh & Carmo
Project Description:	Proposed two-story boat house and pool cabana. Boat house will be a shingled structure both walls and roof. Cabana will be a natural stone garden folley.

This project was deferred from the February and March meetings.

There were no ex-parte communication disclosures.

Architects Digby Bridges and James Carmo presented the project. Mr. Carmo presented a site plan showing the boat house located at the rear of the property on the lake. He said the building will be a Florida vernacular style with reference to British colonial style of the main house. Two doors will face the lake so that boats can ramp into the house and the second story will have a boat room, a trophy room and a wrap around porch.

MOTION BY MR. WIDEMAN TO APPROVE THE BOAT HOUSE AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.

Mr. Carmo presented the pool pavilion as revised and said the owners decided to have a palm court instead of a built structure. It will look like a garden wall which will house his and her cabanas and a wet bar and in the center. The face of the building will have a simple rusticated stone with bougainvilleas growing on a trellis.

MOTION BY MR. ADAMS TO APPROVE THE POOL CABANA AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

Architect Digby Bridges presented the exterior lighting portion of the project. He said

the 75 watt security lights will shine down on the walls. The front and rear of the house will have 25 watt bulb lanterns on the building.

MOTION BY MR. WIDEMAN TO APPROVE THE SECURITY LIGHTING AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.

B18-00 Addition

Applicant:	Jose Izquierdo
Address:	144 Chilian Avenue
Architect:	Robert Bell
Project Description:	Single story addition to east side of residence.

This project was deferred from the March meeting.
ex-parte communications regarding this project.

Architect Robert Bell said the 279 square foot studio addition is proposed on the front of the existing 2,300 square foot house. He presented photographs of the residence and said all of the building materials will match the existing building.

Mrs. Gingras hoped that there were a way to tie together the three different window treatments.

Mr. Robert Bell said the windows are the same size on the back of the house. However, they may look smaller without the banding around them. He said that the entire entry would have to be altered if the addition were relocated as it was suggested and the owners did not want to tear out the existing windows.

Dr. Rosenberg said the architect has done as much as possible to accommodate the applicant's desires for the addition considering all of the limitations they are faced with.

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	**YES**
MR. BELL	**NO**
MR. ADAMS	**YES**
MR. SHAW	**NO**
MR. SCHULER	**NO**

MOTION CARRIED 4-3

B19-00 Modifications

Applicant:	Beattie Company
Address:	234 Oleander Avenue
Architect:	Robert Bell
Project Description:	Revised column locations and dimension, new railing, new stairway and reconfigure an existing stair.

This project was deferred from the March meeting.

Architect Robert Bell said they will reconfigure the three inch square pipe columns that are set at different intervals that support the balcony at the first floor and roof of the second floor. The project had been reviewed and approved by the Town Council regarding the privacy wall and pool. Louvered railing assemblies will be positioned between the columns on the second floor which will act as a guard rail and the windows will be changed to a divided lite window.

Mr. Wideman stated that at the last meeting the Commission specifically asked them to bring samples of the railing and a sample of the simulated divided lite windows.

The louvered railings were discussed and Mr. Robert Bell said they propose painted aluminum, but if an appropriate material cannot be found, they will use wood.

There were comments that the railing with the knee wall was too solid and looked a bit odd in the center of the building.

Property owner Hamlin Beattie asked the Commission what type of railing they wanted and offered to revise it with a plain picket railing.
Mrs. Gingras felt the problem was with the railing material, which is actually a shutter with a railing at the top.

Mr. Shaw said the change in what was designed for the stairs was a significant issue that the Town Council approved.

Mr. Wideman asked the applicant to revise the railing if they choose to, and if they didn't, then to bring back a sample of the proposed railing. He wanted to see a different treatment on the stairs as he felt it is too solid a block of cement and he asked them to clarify what the Town Council approved relative to the stairway.

Mr. Schuler applauded Mr. Beattie for improving the building, but felt that the presentation was not clear as to what they were proposing.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

B24-00 Demolition and New Residence

Applicant:	Scott Granet
Address:	240 Seminole Avenue
Architect:	Scott Granet
Project Description:	Demolition of existing home and construct a new single family home.

This project requires a variance and it was deferred from the March meeting. The architect has asked for a deferral to the May meeting.

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

B25-00 New Residence

Applicant:	Dan Swanson
Address:	242 Via Las Brisas
Architect:	Phoenix Architect
Project Description:	New two-story single family residence

The architect requests deferral to the May meeting.

MOTION BY MRS. GINGRAS TO THE DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.

B26-00 New Residence

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

This project was deferred from the March meeting.

The Applicant requests removal from the agenda.

MOTION BY MR. BELL TO REMOVE THE PROJECT FROM THE AGENDA
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B27-00 Demolition

Applicant: Dan Swanson
Address: 7 South Lake Trail
Architect: Phoenix Architects
Project Description: Demolition

Michael Hickie, representing Dan Swanson, said the house has no historical merit. He had no photographs of the house for his presentation.

MOTION BY MR. WIDEMAN TO MOVE THE PROJECT TO THE END OF THE NEW BUSINESS SECTION OF THE AGENDA.
MOTION CARRIED UNANIMOUSLY.

This project was heard again after item #B36-00.

Mr. Hickie presented photographs of the existing house. He said the front door is the only thing remotely charming about the house.

Discussion took regarding the public notice of this project and the fact that it was moved around on the agenda.. It was decided to include in the motion that approval will be granted only if no one objects to the demolition by the end of this section of the agenda.

MOTION BY MR. SHAW TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE VACANT LOT WITHIN 30 DAYS AND IF NO ONE OBJECTS TO THE DEMOLITION BY THE END OF NEW BUSINESS-MAJOR PROJECTS SECTION OF THE AGENDA.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

B28-00 Demolition

Applicant: A. William Bertsch and Sandra K. Bertsch
Address: 208 Indian Road

Attorney: Roger Stanton
Project Description: Demolition

Attorney Roger Stanton representing Mr. and Mrs. Bertsch presented photographs of the existing house. The demolition report stated the 1,305 square foot Bermuda style house was built in 1952.

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

B29-00 Addition

Applicant: Roger and Sanela Diana Jenkins
Address: 215 Indian Road
Architect: Blue Minges
Project Description: Add upper level master bedroom, update windows and entry, add upper level decks and pool.

Architect Blue Minges distributed mini-plans to the Commission. He said the structure is a 1950's style and the existing stair tower is covered with fake stone which will be replaced with glass block. The house colors will be yellow with white trim. Glass tiles will be used in all of the bathrooms and a smoked glass will be used around the waterline of the pool creating a cool water color effect throughout the house. Eight hundred square feet will be added to the second floor and a roof extending from the garage to the house. The flat roof on the garage will be replaced with a hip roof and the same white flat clay roofing material will be used.

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

B30-00 Addition

Applicant: Ronald Schram
Address: 1420 North OceanBoulevard
Architect: Stephan Yeckes
Project Description: One and two-story addition to existing residence. Includes changing windows and doors, addition of an entrance canopy and balconies.

Mrs. Gingras said she discussed the project with Mrs. Wilkie who is the western neighbor to this project.

Architect Steven Yeckes said the project consists of adding two bedrooms and a redesign of the entire second floor which will also add a bathroom and a closet. A balcony is proposed above the entry and new glass entry doors for more of a residential appearance.

Mr. Ackerman advised that there was an easement in the area of the proposed addition and said they can either relocate the easement to another portion of the property or have it abandoned by all utility companies.

Mr. Schram addressed the Commission at this time.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED SUBJECT TO THE EASEMENT BEING VACATED AND ANY APPROVAL THAT MAY BE REQUIRED BY THE STATE OR OTHER AGENCIES.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

B31-00 Garage

Applicant:	Mr. And Mrs. Nick Albergo
Address:	209 Wells
Architect:	SKA Architects
Project Description:	Two car garage addition and entry gates.

There were no ex-parte communications disclosed.

Architect Pat Seagraves said the existing house does not have a garage. The addition will bring the house up to a FAR of 27% and a CCR of 2.6. The hardscape will be redone with grass strips and a site wall with gates are proposed.

Mrs. Gingras preferred the drawing with the double doors.

Mr. Wheelock felt the gate was a little pompous for the house and suggested to drop the height of columns.

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

B32-00 Cabana and Alterations

Applicant:	Lawrence A. Moens
Address:	850 South Ocean Boulevard
Architect:	Peter C. Archer
Project Description:	Beach Cabana and minor alterations to existing residence.

Mr. Frank said this project needs Town Council approval and the front facade of this house is landmarked. However, the cabana and addition are not subject to Landmark's Commission. Mr. Ackerman said that any beach structure requires special exceptions and site plan review from the Department of Environmental Protection before coming to ARCOM. Mr. Shaw said the Council's position has been that it should not come before ARCOM until it is approved by them so there is no misunderstanding of the approval. Mr. Archer thought that it had received Town Council approval. Mr. Ackerman said the D.E.P. requires a letter from the Building Department before the project is brought to them for approval.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE MAY MEETING UNTIL ALL OF THE APPROVALS ARE RECEIVED
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

Mr. Archer asked to defer the project to the end of the meeting so that he could provide proof of Town Council approval.

AMENDED MOTION BY MR. WIDEMAN TO HEAR THE PROJECT AT THE END OF THE AGENDA.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

This item was called again after Other Business and the architect requested deferral to the May meeting.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.

B33-00 Demolition and New Residence

Applicant:	Samuel and Louise Edelman
Address:	1255 North Lake Way
Architect:	Preston T. Phillips and Smith and Moore Architects

Project Description: Demolition of an existing two story residence and construction of a new two story residence.
The architect requests deferral of the construction portion of the project as it requires Town Council approval.

Mr. Shaw and Mr. Wideman said they met with Mr. Smith and discussed the project. Mr. Wheelock said he met with Mr. Moore and Mr. Smith and discussed the project.

Mr. Smith presented the demolition portion of the project and said it was originally designed by John Volk with additions done by other architects. He said the roof leaks, there is wood rot, and the building has no historical value.

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 MR. WIDEMAN.

Mr. Shaw cautioned the architect they may not want to demolish the house before they receive Town Council approval.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. GINGRAS TO DEFER THE NEW RESIDENCE PORTION OF THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

B34-00 New Residence

Applicant: Stephanie and Bob VanHellemont
Address: 1320 North lake Way
Architect: Smith and Moore
Project Description: New two story Mediterranean residence.

Mr. Wideman and Mr. Wheelock said they met with the architects and reviewed the plans. Mr. Adams said he met with Mr. Smith and discussed the project.

Architect Ted Song presented the 8,985 square foot, Mediterranean style, single family home project. Two one-story wings will flank the main two-story mass in the center. The rear elevation will have a loggia on the first floor with a balcony on the second floor taking advantage of the lake views.

Mrs. Gingras felt the front facade looked very "fortress like." She suggested setting an

element back or to create some play on the front wall as it looks flat and wide.

Mr. Shaw was concerned with the location of the cabana.

Mr. Song said the owners are considering moving the cabana either to the south or to the east on the lot.

Mr. Wideman felt that with the open gate and the court yard behind it, the front wall will not be as bothersome as it might appear. He felt they have been conscious of the privacy of the neighbors and he liked the fact that they took out 5,800 cubic feet from the house that was previously approved for this lot.

Mr. Bell agreed that the entrance will not appear too formal as it is actually a separate building and that the one-story cabana will not affect the neighbors too much.

Mr. Adams said the two site walls on the east facade were intended to conceal the entry way to the garage.

Mr. Wheelock suggested pulling the two driveways closer together to allow sufficient space to landscape and block the view of the air-conditioning and the paving on the side of the house.

Mr. Song said the driveways were brought in approximately four feet in each direction.

Jackie Durham, who resides at 1330 North Lake Way said she felt the bedroom windows on the second floor of the proposed house was a privacy issue for their back yard and their ground floor bedrooms.

Mr. Song said the views from the bedroom windows could be blocked with vegetation and they are willing to consult with them. He felt the owners would have no problem enclosing the air-conditioning units or relocating them if the neighbor wished.

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

B35-00 Demolition and New Residence

Applicant:	J.F. Brennan Properties
Address:	309 Garden Road
Architect:	Ralph Cantin
Project Description:	Demolition of existing home and construction of a new home.

There were no ex-parte communications disclosed.

Architect Ralph Cantin introduced Designer Joe Brennan and presented the history of the property which reflected that the house was designed by John Stetson in 1950.

Mr. Brennan said the house is a single family bungalow, wood frame with a brick veneer. The proposed house will be set back thirty-two feet on the east side instead of the required fifteen foot set back. The style of the house is a two-story Colonial with keystone on the front. The street scape drawing indicated mainly single story houses with two-stories toward the end of the street.

MOTION BY MR. ADAMS TO APPROVE THE DEMOLITION WITH THE USUAL THIRTY DAY PROVISION TO SOD OR SEED AND IRRIGATE THE VACANT LOT.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

Mr. Shaw felt that it was inappropriate to put a two-story house on top of a ridge with single story houses on the balance of the street.

Mr. Brennan disagreed and said he will not build a single story house. The house has been stepped back where it would most affect the neighbors.

Dr. Rosenberg objected to the strong elements that are facing the street which are not compatible with the streetscape. The architectural style should be defined and should be more in keeping with the neighborhood.

Mr. Adams felt this project was a handsome architectural statement, but did not fit well in terms of similarity with Garden Road.

Mr. Wheelock said the coquina on the facade gives it an English stately home appearance.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

B36-00 Modifications

Applicant: Sidney Kohl

Address:	230 Kawama Lane
Architect:	Ken Brower
Project Description:	Modifications to a pre-approved project.

There were no ex-parte communications disclosed.
Architects Ken Brower and Raphael Saladrigas presented the project. Mr. Brower said the house was approved by ARCOM in December and afterwards the client came back to them with some changes that resulted in a complete style change.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened after a lunch break at 1:50 p.m.

Chairman Schuler announced the approval of item # B27-00, demolition, and said if there were any comments relative to the project, they will be heard at the end of the section of the agenda.

B37-00 Addition

Applicant:	Laura Andre, Inc.
Address:	167 Seagate Road
Architect:	Everett H. Jenner
Project Description:	Add a second floor, adjust beam and plate heights where required. The existing east portion of one-story remains in place.

There were no ex-parte communications disclosed.

Architect Everett H. Jenner introduced Skip Jackman and handed out project booklets to the Commission. The entry will be off of Seagate Road, but the most important elevation will be off of North Lake Way. He said there is a mature hedge along the front yard which will be maintained and a wall will be added for a pool closure. An aluminum picket style fence will also be added.

Mrs. Gingras said it is another case of being totally dissimilar to the neighborhood. It is inappropriate for the houses surrounding it, and the roof style did not help the massive appearance.

Mr. Bell felt the North Lake Way elevation may be too massive except for the location across the street from the Sail Fish Club's parking lot. He didn't object to the architectural details, but felt it was somewhat heavy.

Mr. Wideman felt that architecturally it was quite handsome and an incredible improvement to the house as it now exists.

Mr. Adams commented on the window on the west elevation and said that looks like a front entry. He felt the project had many different elements from different styles of architecture.

Dr. Rosenberg felt the two pediments over the french doors on the south elevation looked odd as they were sticking up on a long flat elevation plane.

Mr. Jackman said the pediment elements helped carry the story line around the building, so that this portion of the house did not become foreign and it gave cover for the french doors.

Mrs. Gingras felt that this may be one of the instances that a tear down and rebuild maybe a better result.

Mr. Shaw had no problem with the basic design, but he was concerned with the massiness of how it fits in on the block. He thought that a lot of the house was pushed toward North Lake Way.

Mr. Jackman said the massing is mitigated by the existing conditions. He stated that a new circular driveway will be located off of North Lake Way with two curb cuts leading into a motor court and into the garage. The existing driveway off of Seagate Road will be removed.

Mr. Schuler felt that the ribbon scroll over the windows was out of character with the house, and that the etched glass front door and the pediment features over the french doors on the south elevation gave the appearance of a public building.

The gambrel style roof was discussed and it was felt that it was just part of the design problem.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.
MOTION DIED FOR A LACK OF A SECOND.

MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE MAY MEETING TO RETHINK THE WHOLE PROJECT IN TERMS OF THE MASSING AND IN TERMS OF TRYING TO COME UP WITH SOME OTHER SOLUTION THAT DOESN'T LOOK LIKE THEY PLOPPED A SECOND STORY ONTO A VERY DIFFICULT HOUSE.

MOTION SECONDED BY MR. SHAW.

ROLL CALL:

MRS. GINGRAS	**YES**
MR. SHAW	**YES**
MR. BELL	**YES**
MR. ADAMS	**YES**
MR. WIDEMAN	**NO**
DR. ROSENBERG	**NO**
MR. SCHULER	**YES**

MOTION CARRIED 5-2.

Chairman Schuler turned the gavel over the Vice-Chairman Gingras and left the meeting room at this time.

B38-00 New Residence

Applicant:	North Ocean Partner, LLC
Address:	111 Dunbar Road (101 Dunbar Road)
Architect:	Portend Pardo Architects
Project Description:	New single family dwelling.

There were no ex-parte communications disclosed.

Mr. Castro said the address of this property has changed due to a lot split. The west side of the lot was given the address of 111 Dunbar Road and the east side of the lot was addressed 101 Dunbar Road.

Architect Raphael Portuondo presented the project. The main entrance is on Dunbar Road and the main mass is away from North Ocean Boulevard. He presented computer generated drawings showing three-dimensional views of the house. The Dunbar Road elevation has varying wall heights and the North Ocean Boulevard elevation will also have a site wall with gates in the openings. The building materials include a full barrel clay Altousa roofing material, key stone/coral rock and stucco finish, mahogany impact windows and doors and wrought iron gates.

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

B39-00 Demolition and New Residence

Applicant:	Mr. And Mrs. James Woolens
Address:	264 Sanford Avenue
Architect:	Thomas Kirchhoff
Project Description:	Demolition of existing residence and new two-story residence.

Dr. Rosenberg stated he drove by the site and spoke with the property owner regarding this project.

Architect Thomas Kirchhoff presented the demolition portion of the project. The existing house was designed by Maurice E. Holley in 1949 for Mr. and Mrs. Joseph Peel. The house is a concrete block with stucco finish and has a finished floor elevation of 6'.0".

It was suggested to keep the existing footprint of the house and remodel it which would eliminate some of the concerns of the neighbors.

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

Mr. Kirchhoff presented the site calculations for the Colonial Revival style project and said the lot is just under the average size for the neighborhood which is 11,050 square feet. The proposed project is two-story with the main mass 46' 8" wide and 32' feet set back from the street. The one-story garage wing will be 51' back from the front property line. The lot coverage will be 2,977 square feet at 27% lot coverage. The driveway will be a chatachoohi stone with a cast stone curb. The tie beam height will be at twenty-feet five- inches with nine-feet six-inch ceilings on the first floor, and eight-foot nine inch ceilings on the second floor. The 16" floor trusses will allow for duct work and recessed lights.

Mr. Schuler said there were three letters regarding this project and asked that they be made part of the record.

Mrs. Gingras said the CCR is not the only four plus range on the street, but it is considerably over what is going to be the maximum CCR next month. The height is an unfortunate situation having to come up to the 7. 5 elevation. She suggested putting a one-story element or some one-story elements across the front of the house to soften it rather than having a straight two-story facade.

Mr. Bell wasn't that concerned about the height of the house as the property has to be raised and the Commission must realize that a new project will be taller than the existing homes.

Mr. Wideman felt that architecturally the house was fine and not obtrusive in the neighborhood. He said that one of the letters that was submitted referred to the project as a "box with a garage stuck on it." He said that is what most of the houses are on that street, which is fine. It is unfortunate that these houses have to be raised, but they can't force people to put six-foot ceilings in to keep the height in line with the others on the street that were built many years ago.

Mr. Adams said he was not "bowled-over" by the architecture, but the style basically fits into the streetscape.

Mr. Shaw felt the pitch of the roof could be changed and that a one-story element on the front as well as the side of the house would help reduce the bulkiness.

Dr. Rosenberg felt it would be totally unreasonable to require anyone to lower the proposed ceiling heights. The CCR, based upon three of the homes within the radius having 4.5, 4.6 and 4.7, is not excessively dissimilar in size. Basically the Commission is dealing with the architectural elements and issues.

Mrs. Gingras suggested a Monterey style of architecture if they did not want to add one-story elements, and she felt that it would lighten up the front facade.

Chairman Schuler asked for audience comments at this time.

Attorney Robert Deziel, representing fourteen of the neighbors who reside on Sanford Avenue, addressed the Commission and submitted a list of his clients for the record. He said the size of the structure, the massing and the architectural elements were the neighbor's concerns. The numbers that he and a consulting architect put together indicated that this project was off the chart according to the ordinance of with what else is going on in that vicinity. He stated the average for the street is a 2.7 CCR for one-story and 3.17 CCR for two-stories.

Don Kino, who resides at 205 Sanford Avenue, addressed the Commission at this time.

Jeff Smith, who resides at 241 Sanford Avenue, said the figures submitted by the architect seem to have been tilted to make this house appear to be more in conformance with the neighborhood. Mr. Smith stated his information came from the County tax rolls.

Mr. Kirchhoff stated the numbers for his presentation came from the microfilm records and the drawings located in the building department.

Mr. Castro said the plans in the building department should be correct as the houses built are based on these plans.

Mr. Deziel said they are not asking for the home to be reduced in square footage or the floor area ratio, but to lower the tie beam. This could be done by possibly starting off with a 7'5" finished floor elevation, 9'6" first floor ceiling height, an 8" concrete slab between the first and second floor, and an 8'2" second floor with a tray ceiling. He said that this project will start out two feet higher than any other house on the street and he asked the architect to be creative with the construction design by making the space between the first and second floors smaller.

Mr. Kirchhoff said they studied an 8" slab between the first and second floor as Mr. Deziel suggested. The air-conditioning unit would have to be located in a closet and the duct work will be located below the 8" slab with drop soffits. He said Mr. Smith suggested to put the duct work underground and turn them up into the walls. He said that is not acceptable to his client because taking moisture down underground and then bringing it back up would create a moisture trap and would become a breeding ground for all kinds of diseases and organisms.

Mr. Smith said this construction technique is done all over town. He felt this proposed project was not of the quality of the other homes that are existing on the street when looking at details. They are Monterey homes with beautiful wrought iron designs, roof rafters and beautiful doors with leaded glass. Architectural motifs are used and not simply six windows and a front door.

Mrs. Gingras said they are asking them to take 15" out of the height of the building, 7" from the second floor and 8" from the floor truss.

Property Eleanor Woolems addressed the Commission and commented on a letter in the ARCOM file that was received from one of the neighbors.

Mr. Wideman felt that the comments should be kept as a resident on the street and not as a competing architect making suggested design changes during a project presentation.

Attorney Ron Kolins, representing the applicant, said the height of the house seems to be the only concern of the neighbors. He cited the similar/dissimilar provision in the code and said this home has to be1' 6" higher than the others on the street.

Wendy Victor, who resides at 208 Via Tortuga and Chairperson of the Zoning

Committee for the Civic Association, addressed the Commission. She suggested reducing the mass of the proposed project.

Mary Foley, who lives at 232 Sanford Avenue, asked the Commission to maintain the elegance and the history of Sanford Avenue.

Mr. Deziel felt that the proposed project was excessively dissimilar at 25% higher than the other two-stories on the street. He said his clients felt the home was too large and greater than 40% larger than all of the two-stories homes in the area.

Architect Ken Brower, representing the owners at 250 Sanford Avenue, suggested a Monterey style of architecture or a balcony look in the front with colonnades.

Pat Cooper, who resides at 261 Sanford Avenue and across the street from this project, agreed with the comments describing the project as a "box with a garage." He asked the Commission to keep in mind what he will be looking at. He admitted his house was large, but most of it is away from the street.

Attorney Ron Kolins spoke in favor of the project size. He wanted it noted that the only major objection to the project was the height of the house and that some of the comments regarding the driveway layout, etc. were not credible material for the Commission to consider.

It was stated that if this project were deferred and heard next month, the size would still be a consideration for the Commission as the zoning ordinance change would not go into effect until May 6th.

Mr. Frank Habicht, who resides at 209 Sanford Avenue, addressed the Commission and asked them to pay close attention to the way the house will look.

MOTION BY MR. BELL TO DEFER THE PROJECT FOR ADDITIONAL STUDY TO CONSIDER A DIFFERENT ARCHITECTURAL STYLE AND TO APPROVE THE HOUSE AS FAR AS THE SQUARE FOOTAGE AND THE PLATE HEIGHT.
MOTION SECONDED BY MR. WIDEMAN.

Mr. Deziel said that to approve a plate height and a number of square footage was too vague an approval.

Mr. Kirchhoff said he felt the house would be a "camel" with a one-story piece stuck on it as it was suggested.

Mr. Brooker advised the Commission to look at the criteria for issuance of a building permit. He suggested deferring the project with guidance rather than to approve it in pieces.

Mr. Kolins stated, for clarification of the record, that within the parameters of the motion the overall height of the house could be brought down. Maybe it could be done internally or maybe it could be done by a different style house.

AMENDED MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MAY MEETING TO CHANGE THE STYLE OF THE ARCHITECTURE TO MAKE IT LOOK LESS MASSIVE ON THE STREET AND TO USE THE PLATE HEIGHT AND SQUARE FOOTAGE AS A GUIDANCE ISSUE.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

Vice-Chairman Gingras asked for further comments from the audience regarding the approval of the demolition of the home at 7 South Lake Trail, item #B27-00. There were no objections from the audience and Vice Chairman Gingras stated that the order for approval stands for this project.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A15-00 Awning

Applicant:	Michael L. Rittlinger
Address:	201 Monterey Road
Contractor:	Awnings Plus
Project Description:	One entrance awning, fabric covered, forest green.

This project was deferred from the March meeting.

No one was present to present the project.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.

A16-00 Entry Revisions

Applicant:	Clive Stuart-Findlay

Address: 750 South County Road
Project Description: Replace existing front door awning with a 4'0" deep columned porch.

This project was deferred from the March meeting.

Architect and property owner Clive Stuart-Findlay presented the project. He requested approval of a small columned awning over the front entrance. Currently there is a canvas awning that conceals a fan lite over the door. The replacement awning will be arched following the same roof line as the gable at the entrance and it will have with wooden columns. The projection of the awning will be about four feet and the width at seven feet. Mr. Stuart-Findlay said the awning was the only approval he was seeking.

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

D. NEW BUSINESS - MINOR PROJECTS

A17-00 Landscape & Hardscape

Applicant: Nikita Zukov
Address: 1226 North Lake Way
Architect: Life Force Nurseries, Inc.
Project Description: Landscape and hardscape plans

Landscape Architect Steven Dauber said the circular driveway will be brick and a specimen gumbo limbo tree at the driveway entrance will create a canopy over the driveway. Gravel pathways and palms will be planted along the side yards as there is little sunlight in these areas.

Discussion took place regarding the amount of landscaping on the sides of the two-story portions of the building and it was suggested adding additional palm trees. Mr. Dauber said there are existing travelers palms that are twenty-five feet tall, existing eureka palms at fourteen feet tall and when the cocoanuts come out with a full head it will provide a lot of floating mass.

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

A18-00 Landscape & Hardscape

Applicant:	Hamlin Beattie
Address:	252 Kenlyn Lane
Architect:	Life Force Nurseries, Inc.
Project Description:	Landscape and hardscape plans.

Landscape Architect Steven Dauber said the architecture will be kept visible as possible so it will remain the main feature. A low hedge will be used as an enclosure in the side yard. The planting will come right up to the coping at the pool rather than having a pool deck which will create a jungle area. The front entrance way, motorcourt and driveway will be Old Chicago brick.

Mr. Castro reminded the applicant that the curb cut must be three feet from the property line with a three-foot flare inward as the plans showed the driveway curb-cut abutting the west property line.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO MAKE THE WESTERN DRIVEWAY TURN HAVE A SIX-FOOT RADIUS.
MOTION SECONDED BY MR. MESSING.
MOTION
CARRIED UNANIMOUSLY.

A19-00 Landscape & Hardscape

Applicant:	305 Clarke Avenue Inc.
Address:	305 Clarke Avenue
Architect:	Life Force Nurseries, Inc.
Project Description:	Landscape and hardscape plans.

Landscape Architect Steven Dauber presented the project. King Alexander palms will be used to give the project some elevation and scale with wild flowers planted at the base of the palms. Mr. Dauber said that the gravel in the driveway may be changed to

Chicago brick set in sand.

Mr. Wheelock said the project was terrific and had a nice resolution as to the scale and plant material.

Mr. Castro reminded the architect that if the swimming pool is less than thirty feet from the property line then there must be a six-foot high wall and a six-foot high hedge on the outside of the wall.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION THAT THE WALL AND HEDGE MEET THE ZONING CODE.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

Vice-Chairman Gingras passed the Gavel to Chairman Schuler as he returned to the meeting at this time.

A20-00 Landscape & Hardscape

Applicant:	Dan Swanson
Address:	244 Via Las Brisas
Architect:	Landscape Architectural Design
Project Description:	Landscape and hardscape plans.

This project was heard after item #B78-00

Landscape Architect Scott Brown said the central entrance drive will come into a motorcourt and will be walled off with entry columns covered with bougenvillas. The hardscape material will be old Chicago brick and St. Louis brick in a diamond shape pattern. The rear yard pergola will be a terra cotta stone and the pool area will be a cut coral stone.

Discussion took place regarding the screening of the house from North Lake Way. It was

felt that an elevation drawing should be shown of the North Lake Way side of the project.

Mr. Brown said there are two exiting eureka palms that are twenty feet tall, two more palms will be added and there will be a twelve-foot ficus hedge along the rear and side yards.

Mr. Wheelock felt that the ficus hedge on the south side of the pool may create too much shade in the winter.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE MAY MEETING AND REQUEST THAT THE WEST ELEVATION DRAWINGS BE PRESENTED AND TO RESPOND TO THE CONCERNS OF GREATER SHIELDING FROM NORTH LAKE WAY AND TO RESPOND TO COMMENTS THAT WERE MADE BY MR. WHEELOCK.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.

After further discussion it was decided that the landscaping could be bonded so that they may go ahead with the Certificate of Occupancy.

AMENDED MOTION BY DR. ROSENBERG TO SOD AND IRRIGATE THE LOT UPON ISSUANCE OF THE CERTIFICATE OF OCCUPANCY AND BOND THE LANDSCAPING UNTIL THE CORRECTIONS ARE MADE AND APPROVED BY ARCOM.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.

A21-00 Landscape & Hardscape

Applicant:	Mr. And Mrs. James Woolems
Address:	259 Merrain Road
Architect:	Jeff Blakely
Project Description:	Landscape and hardscape plans.

Landscape Architect Jeff Blakely presented the project. There are existing hedges all around the project that are on the neighbor's properties. The front will have just a lawn and ground plant material. Mr. Blakely said he hoped to use a brick from South America, but if it is unavailable he will use old Chicago brick.

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

A22-00 Landscape & Hardscape

Applicant:	The Goodman Company (Neiman Marcus)
Address:	151 Worth Avenue
Architect:	Jeff Blakely
Project Description:	Landscape and hardscape plans.

This project was heard after item #A19-00.

Landscape Architect Jeff Blakely said a hedge will be planted at a twenty-foot height for screening on the north property line. There will be an area with mixed tropical plants which includes date palms and some tropical foliage. An open greenspace area will be created that may become additional parking in the future.

Don Jones of the Goodman Company stated that the green area was created to be a pedestrian area, but will become a paved parking lot if at any time the Town Council feels it will be necessary.

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

VII. OTHER BUSINESS

A. B78-99

Applicant:	HR4A-JV Limited Partnership
Address:	190 Bradley Place
Architect:	The Lawrence Group
Project Description:	Revisions to wall assemblies (temporary code compliance walls).

This project was heard after item #A22-00.

Architect Eugene Lawrence presented the project and said that in the process of constructing the building, 50% of the exterior walls must remain in place at any given time. In order to achieve this they will use a temporary wall at parts of the first and second floor. The wall will be used at the first floor for about eight months and the

second floor for about three months. He presented samples of the proposed wall and asked the Commission which one they preferred.

Mr. Castro said there was an issue of losing cubic volume of this building as they are eliminating floors, raising floors and raising ceilings within the main frame of the building. They could not put the glass in the windows while they are working on the interior of the building. Therefore, the building will look differently during the interior construction with the temporary walls that meet the wind load requirements.

MOTION BY MR. BELL TO APPROVE SAMPLE BOARD "B"
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

B. STAFF REPORT

Mr. Frank said Ms. Close prepared a report for this meeting which he used as an outline for discussion. He discussed the issue of demolitions becoming staff approvals. When demolition is up for review there is a notice sent to the neighbors which enables them to lodge any complaints. Sometimes when neighbors come in with objections, it provides an opportunity for ARCOM to review the situation and maybe require some conditions on the vacant lot. He said that a change to the ordinance regarding demolition approval would have to be done by the Town Council.

Mr. Frank said the issue of performance bonding is more complex than just revising the ARCOM application and that the town attorney is checking into this issue.

Mr. Frank discussed streetscapes and the two-hundred foot analysis of the architect's presentations. He suggested the architect show in delineation of what the relationship of the parcels are. Perhaps even run a section plane through the center of the house showing the house across the street and the one in the back yard indicating their representation in mass.

VIII. ADJOURNMENT

The meeting was adjourned at 6:45 p.m.

The next meeting of the Architectural Review Commission will be held on May 24, 2000 at 9:00 a.m.