MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY, MARCH 25, 1998
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

Laurel Baker, Chairman
John H. Schuler, Vice-Chairman
Ethel Kinsella, Member
Sally Gingras, Member
Lowry M. Bell Jr., Member
Robert Deziel, Member
Joanna Frost-Golino, Member
Floyd Wideman, Alternate Member
Eric Adams, Alternate Member
Timothy M. Frank, Planner/Projects Coordinator
Robert L. Moore, Director of Planning, Zoning & Building
John C. Randolph, Town Attorney
Recording Secretary: Gretchen Dayton

ABSENT:

Marvin Rosenberg, Alternate Member

III. ELECTION OF OFFICERS

Chairman Baker passed the gavel the Vice-Chairman Schuler.
MRS. BAKER MADE THE MOTION TO NOMINATE MR. SCHULER TO BE ELECTED CHAIRMAN AND MRS. GINGRAS TO BE ELECTED VICE-CHAIRMAN.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

Mr. Schuler said it will be very difficult to succeed Mrs. Baker as Chairman as she had done a good job. He said she has provided dedicated service to the Commission and she has done a superb job in reviewing all of the projects that have come before this Commission.

MR. SCHULER MADE THE MOTION TO THANK MRS. BAKER FOR HER DEDICATED AND ABLE LEADERSHIP AS CHAIRMAN OF THE ARCHITECTURAL COMMISSION.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

IV. STAFF COMMENTS

Mr. Moore said the Town Council asked not to have letters sent to them recommending the nominations of officers. Mr. Moore said that Mr. Andres Duaney spoke at the request of the Preservation Foundation regarding new projects at the north end of town. He said that Mr. Duaney reinforced the ordinance which allows for the comparison of properties within 200' of a subject property. Discussion took place regarding the hiring of a consultant to help with the review of zoning and architectural issues. It was decided to gather information and further discuss this at the next meeting. Architect Jeff Smith addressed the Commission and stated that the size of a project is not the most import consideration, it is the architecture. He agreed that a consultant could be hired to review new projects before presentation to ARCOM.

V. APPROVAL OF THE MINUTES FROM THE FEBRUARY 25, 1997 MEETING.

MOTION BY MRS. GINGRAS TO APPROVE THE MINUTES.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

VI. SWEARING IN OF PERSONS TESTIFYING

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

VII. REQUEST FOR SPECIAL MEETING DATE

Mrs. Baker declared a Conflict of Interest and left the dias during the discussion.

Attorney Jim Brindell addressed the Commission on behalf of Neiman Marcus Department Store. He said the project has received a lot of interest and he felt it may be best having a separate agenda date to hear it.

It was decided to wait for Town Council approval and hear the project at the next regularly scheduled meeting.

MOTION BY MR. DEZIEL TO SET ASIDE THE FIRST TWO HOURS OF THE NEXT SCHEDULED ARCOM MEETING TO HEAR THE NEIMAN MARCUS PROJECT SUBJECT TO TOWN COUNCIL APPROVALS AND SUBJECT TO MEETING ALL OF THE FILING REQUIREMENTS.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

VIII. PROJECT REVIEW

B100-97 New Duplex

Applicant:	Euro-Homes
Address:	306 & 314 Chilian Avenue
Architect:	Eugene Pandula
Project Description:	New two story Mediterranean style duplex

This project was deferred from the October, November and December meetings, denied at the January meeting, placed on the February ARCOM agenda per Town Council directive, denied at the February meeting and again placed on the ARCOM agenda by the Town Council at their March meeting.

Mrs. Baker, Mrs. Kinsella, Mrs. Frost-Golino, Mr. Adams said they met with the property owner, Mr. Bell said he met with the Attorney.

Architect Eugene Pandula said the Town Council approved the project with the following conditions:

1. The second floor top of beam elevation to be reduced from 22'6" to 21'6".
2. The north/south dimensions of the building to be reduced by 18".
3. The extra 18" to be applied to the front yard set back, making it 26'6" in lieu of 25'.
4. The total gross square footage of each unit to be reduced to less than 4,800 square feet.

Mr. Pandula said that each unit is now 4,787 square feet and he presented two different front elevations. He said that option "B" has two inset balconies on the second floor and a more massive landscape grouping in the middle of the building.

MOTION BY MR. BELL TO APPROVE OPTION "B."
MOTION SECONDED BY MRS. GINGRAS.

ROLL CALL:

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

MOTION CARRIED 4-3.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B1-98 New Beach Club

Applicant:	The Breakers
Address:	One South County Road
Architect:	Peacock & Lewis Architects
Project Description:	New 20,000 s.f. facility comprised of a fitness center, 400 seat indoor/outdoor dining room

This project was deferred from the January and February meetings.

Architect Steve Pollio presented a drawing of the west elevation wall. He said the wall will have plaster molding to match the existing building, lattice work with plant material and an arched false opening in the center.

It was felt that the west elevation needs to be appealing as it is very visible. The Commission agreed that the presentation of the west elevation was too plain and had no character.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE APRIL MEETING FOR RESTUDY.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

B5-98 New Residence

Applicant:	K. Peter Knudsen
Address:	593 Island Drive
Architect:	Architectural Alliance
Project Description:	New one story residence

This project was deferred from the February meeting.

Mr. Schuler said he spoke with Mr. Knudsen and Carlos Martin. Mrs. Gingras said she spoke with Mr. Martin on the phone.

Architect Carlos Martin presented calculation charts. He said that shutters were added and the roof mass was lowered. He said the roof pitch is 6/12 with flat cement tile roofing material. The awning on the rear elevation was replaced with an open trellis with vines. Crown molding will be used on the sides of the 164 square foot loggia. Some of the transom windows were eliminated and he said the size of the quoins were reduced.

It was stated that symmetry is needed in this project. It was also stated that the issues have been addressed from last month's meeting, and it was asked if the Commission was being fair in bringing up new issues.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

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

MOTION CARRIED 5-2.

Mr. Frank asked the Commission to hear project #B1-98 again as the architect needed more direction to revise his project.

MOTION BY MR. DEZIEL TO REOPEN PROJECT #B1-98.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

Architect Steve Pollio introduced Breaker's C.E.O. Paul Leone. Mr. Leone said there are three distinct sections on the west elevation. One section behind the columns will be a spa/treatment room and they do not want windows in the spa. Another section is a restaurant/kitchen area, and another section will be a receiving dock and garbage pick up area. He said that they do not want pedestrian traffic in this area.

The Commission felt that something special should be done with the west elevation and that the presentation was too plain. It was felt that the wooden lattice work and vines were only a temporary solution and that permanent architectural elements should be used. It was suggested to continue the ½ round columns and bring them into the proper proportion. It was stated that there were no other elements similar to the center arch any where else on the Breaker's.

B11-98 Additions

Applicant:	Arturo Burrigato
Address:	6 Via Vizcaya
Architect:	Dailey & Partners Architects
Project Description:	Additions and alterations to existing residence

This project was deferred at the February meeting to the April meeting.

B15-98 New Townhomes

Applicant:	Australian Estate, Inc.
Address:	360 Cocoanut Row
Architect:	SKA Architect & Planner
Project Description:	Construction of two attached Mediterranean style townhomes.

This project was deferred from the February meeting.

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

Attorney Dean Vegosen and Architect Pat Seagraves presented the project. Neighborhood calculations and photographs of neighboring buildings were presented. Mr. Vegosen stated that the project is well within the average size for the neighborhood. He said that the average floor area ratio in the neighborhood is 84.76 and the average cubic content ratio is 8.19. He said that 15 buildings in the area out of 25 are larger than the proposed project.

Mr. Seagraves said that each unit is approximately 4,800 square feet. The lot coverage is 33%, landscape area is 43% and the impervious area is 24%. He said that height was a concern at the last meeting so he put a flat roof section in the center of the building. He said the beam height of the

building is 23'6". One unit will face Chilian Avenue and one unit will face Cocoanut Row with motor courts in the front of each unit. He said that four or five hundred square feet were removed from the front of the building. The architecture of the building was simplified and the roof line was simplified. The roof overhang was reduced by one foot, the outlookers were removed and replaced with a stucco band, the cast stone balustrades were replaced with metal railings and the entries were reduced in size. Mr. Seagraves said the windows will have either impact resistant glass or removable panels. He said the project will have true materials, nothing will be applied and the roofing material will be clay barrel tile.

Mr. Deziel said that considering the size of the lot, this structure looks big and it reads tall. True Mediterranean architecture has proper proportions for the rooms and by looking at the roof plan, it seems there is an interior floor plan that is affecting the outside. He said it needs one story elements to break up the mass and make it fit in with traditional Mediterranean architecture.

Mr. Bell said the size should be reduced to 4,700 square feet per unit and the beam height should be lowered to 21'.

Mrs. Gingras said she would like to see the beam height reduced to 20'6" given the fact the street is so low. The top of the beam is going to appear to be 28' above the street. The small roof section over the garage is inappropriate. She suggested coming back with detailed drawings of the entries.

Mrs. Kinsella agreed that the building was too tall.

Mrs. Baker said that she was not persuaded that the plans demonstrate and prove that the project fits into the neighborhood and given the size of the lot and the surrounding properties that it is appropriate at that location.

Mrs. Frost-Golino said she felt the Mediterranean style is appropriate, but it does read a little large. She said the architecture is really not in keeping with what's going on. The most important corner of the building should not have two garage doors facing the street. She suggested to have an off center driveway entry and landscaping to hide the garage doors on Chilian Avenue.

Mr. Wideman felt the beam height and square footage should be brought down. He agreed that the garage doors should not be on the corner. He said he would not want to dictate the style of the building, but if it must be a Mediterranean style building, it should be architecturally better than this one.

Mr. Adams said he liked a lot of the elements on this project. He felt the size was not a problem because of what surrounds it. He said this will be a precedent building in the future. Therefore, the height and massing should be addressed.

Mr. Schuler said he felt the entry, particularly on the south elevation, is too large and too overwhelming for the size of the building. He felt it was very similar to the townhouse project on Chilian Avenue.

Mr. Vegosen said the Commission has always been faithful to the ordinance which calls for the Commission to look at projects in terms of wether they are excessively dissimilar in size to other properties within 200'. He said the Chesterfield Hotel, the six story Island House and a three-story condominium building are in the same neighborhood.

Mr. Deziel said he is focusing on a different part of the ordinance than Mr. Vegosen, which is 5-387, A. He said that in his opinion, if the same amount of square footage is properly proportioned on the site, it would meet the size of what belongs in the neighborhood. What is proposed for this site has no charm, and is not in good taste. This structure on this site is too big and out of proportion. He said it is conceivable that a different architectural style, for instance a French Provincial which has more of a massive look, would be more appropriate.

MOTION BY MR. DEZIEL TO DENY THE PROJECT IN ACCORDANCE WITH ARTICLE IX ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY. AND G. THE PROPOSED BUILDING OR STRUCTURE IS NOT APPROPRIATE IN ITS RELATION TO THE ESTABLISHED CHARACTER OF OTHER STRUCTURES IN THE IMMEDIATE AREA OR NEIGHBORING AREAS IN RESPECT TO SIGNIFICANT DESIGN FEATURES SUCH AS MATERIAL OR QUALITY OR ARCHITECTURAL DESIGN AS VIEWED FROM ANY PUBLIC OR PRIVATE WAY (EXCEPT ALLEYS).
MOTION SECONDED BY MRS. FROST-GOLINO.

Mr. Bell said he felt that the project should be deferred and the Commission should solve their own problems. He agreed that a design change would be appropriate.

Chairman Schuler asked if the applicant would agree to a design change, if not, then a denial would be in order.

Mr. Vegosen said they presented the project last month and asked for comments on the design and no one said to start over. The only comments about the design were to lighten the roof line and lighten some of the elements. He said there was no suggestion that this project just did not meet the criteria in the code. He said he did not know if they were in a position to take a deferral. He said there are many duplexes in town, some of which are much heavier and which are not as attractive as this project.

Mr. Schuler asked Mr. Vegosen if they would redesign the project and accept a deferral. Mr. Vegosen said they would not, as they feel the project complies. He said that Mr. Seagraves stands by his design and he believes he has followed the Commission's recommendation from last month.

Mr. Deziel repeated the motion for denial. Mr. Schuler encouraged the applicant to accept a project deferral. Mr. Vegosen said they gathered all of the information the ordinance required and he felt that they were well within the criteria of the ordinance. Mr. Deziel said the size of this building relative to other buildings in the neighborhood, as defined in the code, in not an issue. He said the numbers that were presented by Mr. Vegosen are acceptable.

MR. DEZIEL AMENDED THE MOTION STATING THAT THE SIZE OF THE STRUCTURE RELATIVE TO THE LOT ON WHICH IT WOULD SIT AND THE ARCHITECTURE ARE ADDITIONAL REASONS FOR PROJECT DENIAL.
MOTION SECONDED BY MRS. FROST-GOLINO.

ROLL CALL:

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

MOTION CARRIED 6-1.

Mr. Bell said he felt the denial is on-line, but he was opposed to a denial and in favor of a deferral.

B. NEW BUSINESS - MAJOR PROJECTS

B16-98 Demolition

Applicant:	Judith A. Shackelford & Phyllis L. Gates
Address:	333 Eden Road
Architect:	SGA Architects
Project Description:	Demolition of existing residence

Mrs. Frost-Golino said she drove by the site. Mr. Wideman, Mr. Adams, Mrs. Gingras and Mr. Bell said they spoke with the Attorney.

Attorney Gary Nagle presented the project and said the house was built in 1947 by Richard Tobias and the architect was H.R. Harding. He said the house has no distinguishing features and landmarking would not be in order. He said there is a specimen sausage tree on the lot which will remain. He said the contract purchasers plan to construct a residence that will be in conformity with the neighborhood.

Architect Spencer Goliger of SGA Architects stated the proposed replacement house will be a one story and approximately 6,500 square feet.

Mrs. Frost-Golino said she felt that the way the house sat on the lot was very graceful and beautiful as it is set back on a double size lot. She urged the architect to design the replacement house with the same quality of grace and set it back from the street. She said it is a tragedy to tear houses like this down, but the Commission is powerless to prevent it. Mr. Adams said the inside is not desirable in terms of the proportions of the rooms and the usability of the space.

MOTION BY MRS. KINSELLA TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS OR BEGIN CONSTRUCTION AND KEEP IN MIND THE SIZE AND SETBACKS OF THE EXISTING HOUSE WHEN DESIGNING THE REPLACEMENT HOUSE.
MOTION SECONDED BY MRS. FROST-GOLINO.
MRS. BAKER OPPOSED.
MOTION CARRIED 6-1.

Mrs. Baker said she does not like participating in real estate deals.
(A note in the file reflected that the sale of the property was contingent upon ARCOM approval).

B17-98 Demolition and New Residence

Applicant:	Robert Fessler
Address:	1430 North Lake Way
Architect:	Smith & Moore Architects
Project Description:	Demolition of existing residence and construct a new two-story Mediterranean style residence with four car garage and pool.

Mr. Adams, Mr. Wideman, Mrs. Frost-Golino, Mrs. Baker and Mr. Schuler said they spoke with the architect. Mr. Deziel declared a Conflict of Interest and left the meeting during the presentation.

Architect Jon Moore said the house was designed in 1930 by architect Maurice Fatio. The house was renovated by Architect John Volk at an unknown date and again by an unknown architect. He said the two story 9,180 square foot house has an FAR of 3.7. He said the house has no significant or historical architectural detailing. He said the proposed replacement house will be a two-story Mediterranean style home, similar in size at 9,670 total square feet and the set backs will be increased on the sides.

Mrs. Frost-Golino said that this house was not Fatio's best, but there are things about it that are very lovely. She said that it is one room deep and it has a true Mediterranean feel to it and that should be kept in mind with the replacement house.

MOTION BY MRS. GINGRAS TO APPROVE THE DEMOLITION WITH THE USUAL CONDITIONS.
MOTION SECONDED BY MRS. KINSELLA.
MR. BELL OPPOSED.
MOTION CARRIED 6-1.

Mr. Moore said the new house will have cast stone columns, textured stucco finish, wood casement windows, true divided lites and clay barrel tile roofing. He said there will be a decorative gate at the entry court yard.

It was felt that the existing style is a simple, classic Mediterranean, one roof deep with simple windows. And it was felt that the proposed house and walls had a formal appearance and that it was getting away from the traditional one room deep Mediterranean style with a large mass under one roof. It was suggested to eliminate the observation tower to bring down the height of the building and possibly eliminate the courtyard gate. The Commission felt the finished height of the building would be too high giving it the appearance of massiness. It was stated that it is refreshing to see new projects that are not tripling the size of the replacement house.

Jon Moore said the ceiling height on the first floor is 11'6" and the ceiling height on the second floor is 9'8".

It was stated that the top of the beam height was a problem and the roof was a problem as it covers the depth of more than one room. The architect was also asked to restudy the observation tower.

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

B18-98 Demolition

Applicant:	Adele Smither
Address:	936 North Lake Way
Architect:	Mojo-Stumer
Project Description:	Demolition of single family structure

Attorney Ron Kolins presented the project. He said the existing non-conforming structure is not of landmark status. The existing house is approximately 6,500 square feet and the estimated replacement house will be 8,600 square feet.

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

B19-98 Addition and Remodel

Applicant:	Louisa Cohlan
Address:	241 Kenlyn Road
Architect:	Locus Architecture
Project Description:	Remodeling of entry porch, new loggia addition in courtyard, new gable roof over guest house and library to match existing, paint all exterior white with green trim.

Architect Nelson DeLeon presented photographs of the house and a street scape drawing. He said the entry porch was redesigned and the flat roof section was changed to a gable roof. An "L" shape loggia will be added and the terrace will be redesigned. He said the tropical or Caribbean style house will be white with green shutters.

The existing window above the front door was discussed and it was felt it would look better in a round shape rather than square.

It was stated that the style was more modern than Carribean as the architect stated.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE SQUARE WINDOW ABOVE THE FRONT ENTRANCE TO A ROUND WINDOW.
MOTION SECONDED BY MRS. KINSELLA.
MR. DEZIEL AND MR. BELL OPPOSED.
MOTION CARRIED 5-2.

B20-98 Addition

Applicant:	Mr. and Mrs. F. Quinn Stepan
Address:	1554 North Ocean Way
Architect:	Ames Bennett
Project Description:	A 997 square foot second floor addition to an existing 2,790 square foot single story residence.

Architect Ames Bennett presented the project. He said the addition was reduced in size and it is now 997 square feet. He said that french doors with balconies were added to the front elevation with bifold shutters. He said a hip roof was added to the stair tower.

Mr. Deziel felt the project was still just mediocre and other Commission members felt the project was a great improvement from the previous presentations.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. KINSELLA.
MR. DEZIEL OPPOSED.
MOTION CARRIED 6-1.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A4-98 Landscape & Entry

Applicant:	Michael Burrows
Address:	1020 North Lake Way
Architect:	Newland Design Group
Project Description:	Landscape plan and revised front entry (Staff discovered additional changes on the plans such as roof overhang and longer windows)

This project was deferred from the February meeting.

All of the Commission Members stated that they received letters from Michael Burrows. Mr. Wideman and Mrs. Gingras said they spoke with Mr. Burrows on the phone. Mrs. Frost-Golino and Mrs. Baker said they met with Mr. Burrows. Mrs. Kinsella and Mr. Bell said they met with Mr. Burrows and visited the site. Mr. Schuler said he spoke with Mr. Burrows and with Mr. Martindale. (All of the letters received from Mr. Burrows are made part of and attached to these minutes)

Architect Michael Johnson presented a rendering of the approved project. He said that on the original renderings, the overhang was not obvious. The construction plans submitted to the building department showed a 3'8" overhang and a portico in front of it. When it came time for construction, due to the way in which it was drawn, it was impossible to withstand the wind loads. It was found that the structure needed to be revamped to withstand the wind loads by increasing the overhang an additional 2'. He said that once they got into construction, they restudied this section and discovered a beam needed to be added for bracing and some of the permits issued were approved as revisions. He said that it was Mr. Burrows intention to bring the changes to ARCOM.

It was stated that the perspective drawing that was originally presented to ARCOM was different from the elevation drawings.

Contractor Jim Martindale said the windows were lengthened and the portico was not built.

Mrs. Gingras said that no overhang was shown on the original presentation drawings and she asked why didn't they come back for approval when the working drawings were done.

Mr. Johnson said he is not the architect of record he is only a spokesperson for the project.
Project Superintendent Gene Larson addressed the Commission.

After much discussion it was decided that an accurate set of working drawings were needed and the architect of record needs to present the changes to ARCOM.

Mr. Moore said that in Mr. Burrows' March 4, 1998 letter in which he asked to proceed with the project without inspections, that what he meant to say is, if he makes a change in the field on an interior nonstructural type of partitions, that he will follow through with as built drawings. If the partitions do not meet the code, he will remove them and replace per code.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE APRIL MEETING AND HAVE THE ARCHITECT OF RECORD PRESENT ACCURATE WORKING DRAWINGS FOR REVIEW.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

A6-98 Landscape

Applicant:	Anne and Jerome Fisher
Address:	334 North Woods Road
Architect:	Florida Landscape Design
Project Description:	Landscape revisions

This project was deferred from the February meeting.

Mr. Wideman, Mrs. Frost-Golino, Mrs. Baker, Mrs. Kinsella, Mrs. Gingras, Mr. Schuler, Mr. Bell and Mr. Deziel said they spoke with the owner and visited the site.

Steve Smith presented the revised landscape plans. He said that some trees were added for shade and some trees were relocated from the original plan.

It was asked why the applicant did not receive approval before making the changes. Mr. Smith said the crane was on the site and the client decided to relocate the trees at that time. He said the fountain on the front elevation was eliminated, but the client may decide to add it again at a later date.

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

A7-98 Roof Color Change

Applicant:	Malasky Homes, Inc.
Address:	286 Jamaica Lane
Architect:	Rubiera, Trache, Bruh
Project Description:	Change roof tile from white to red (cement)

No action was taken at the February meeting.

Donald Malasky said that he felt the roof color change would enhance the dark yellow building and green shutters. He read a letter from Architect Steven Bruh in support of the color change.

It was felt that the roof on this house should be white.

MOTION BY MR. DEZIEL TO DENY THE REQUEST FOR A ROOF COLOR CHANGE IN ACCORDANCE WITH ARTICLE IX ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL,

DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.

A10-98 Revisions

Applicant:	Mr. Wayne Diller
Address:	1177 North Lake Way
Architect:	Robert Bell
Project Description:	Removal of existing balcony and addition of full height columns.

Mr. Adams, Mr. Wideman, Mrs. Baker, Mrs. Kinsella, Mrs. Gingras, Mr. Schuler and Mr. Bell said they spoke with Mr. Diller and visited the site. Mrs. Frost-Golino and Mr. Deziel said they spoke with Mr. Diller.

Architect Bob Bell presented the project and said that once construction began they found that there were numerous deficiencies structurally in the floor joist in the interior of the structure and in the vertical columns of the posts. He said one alternative would be to go into the existing structure and tear up either the roof or the floor and try to replace the joists. He said that the owners would like to remove the balcony and add two, two-story high columns. He presented photographs of other homes with two story high columns.

It was felt that something would be missing from the front if the balcony were removed. It was also felt that the proposed columns are out of proportion, too tall and slender. It was stated that the structural problems could be corrected rather than change the architectural style.

Mr. Diller addressed the Commission.

MOTION BY MRS. GINGRAS TO DEFER THE BALCONY REVISION TO THE APRIL MEETING.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

Further discussion and suggestions were made regarding the balcony, columns and front entry at this time.

D. NEW BUSINESS - MINOR PROJECTS

A11-98 Landscape

Applicant: Mr. Rocco Marcello
Address: 170 Clarendon Avenue
Architect: Lang Design Group
Project Description: Landscape

Landscape Architect John Lang presented the project. Mr. Lang said there will be a classic garden area, a formal garden area and a tropical section to the landscaping. The motor court will have pre-cast pavers and zoysia grass, and zoysia grass will be used throughout the project. He said that one existing banyan tree will remain and one tree will be relocated.

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

A12 Hardscape

Applicant: Skip Gozzo
Address: 127 Ocean View Road
Architect: Lang Design Group
Project Description: Hardscape & entry walls

Mr. Deziel declared a previous Conflict of Interest and left the meeting during the discussion regarding this project.

Landscape Architect John Lang presented the project. Mr. Lang said the owner would like to make the house as private as possible with a wall at the front of the property. There will be a circular motor court with a fountain in the middle and another garden wall will be added at the front of the house. He said a row of pre-cast stone columns and a disappearing horizon will be at the edge of the swimming pool. Mr. Lang said the parking space in the front of the house was intended for the maid.

It was felt that the property wall looked like a development, it is pretentious looking and it does not match the Bermuda style of the house. They felt that the columns along the pool edge were not appropriate for the site.

Mr. Lang had no elevation drawings of the proposed project.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE APRIL MEETING AND BRING LANDSCAPING PLANS AND ELEVATION DRAWINGS.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.

A13-98 Roof Material Change

Applicant:	Paul Dickey
Address:	216 Pendleton Avenue
Contractor:	Brad Aldridge
Project Description:	Change roof covering from small flat gray tile to a gray asphalt/fiberglass shingle.

Architect Jim Ashley and General Contractor Brad Aldridge presented the project. Mr. Ashley said that Mr. Dickey inherited the house from his mother and it has fallen into disrepair. Mr. Aldridge said the original roof was a wood shake and was replaced with a special concrete material that is no longer available.

MOTION BY MRS. BAKER TO APPROVE THE PROJECT AS PRESENTED.
MOTION DIED FOR THE LACK OF A SECOND.

Mr. Moore said that the building department is in receipt of a letter from Mr. Aldridge stating the roof is not repairable. Therefore, the owner is entitled to replace the roof without it counting against the FIMA requirements.

Mr. Aldridge presented a sample of a dimensional shingle.

It was felt that the fiberglass shingle was a down grade and not an architectural enhancement to the house.

MOTION BY MR. DEZIEL TO DENY THE REQUEST FOR A ROOFING MATERIAL CHANGE.
MOTION SECONDED BY MRS. GINGRAS.

ROLL CALL:

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

MOTION CARRIED 5-2.

Note: The basis for the denial was not stated for the record.

MOTION BY MR. DEZIEL TO APPROVE A WHITE OR A GREY FLAT CEMENT TILE ROOFING MATERIAL.
MOTION SECONDED BY MRS. FROST-GOLINO.

ROLL CALL:

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

MOTION CARRIED 5-2.

B28-97 New Cabana

Applicant:	Marvin Schur
Address:	1090 North Lake Way
Architect:	Maek Stumer
Attorney:	Ron Kolins
Project Description:	Continuation of a major project to construct a 198 square foot pool cabana.

Attorney Ron Kolins and Architect William Menear presented the project. Mr. Kolins said that the site calculations on the plans did not include the proposed cabana. He said the cabana would mimic the main house in style and materials.

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

Mr. Deziel was away from the dais during the next two projects.

A29-98 Front Entry

Applicant:	Montgomery
Address:	422 Australian Avenue
Architect:	Dennis Childs
Project Description:	Revise front entry

Architect Dennis Childs presented the project. He said the existing stone columns will be replaced with simple square wooden columns

A proposed property wall and a driveway gate were discussed.

Note: the wall and gate were not included in the project description on the ARCOM application.

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

IX. CONSENT AGENDA

5. 238 Via Las Brisas, Fromstein, Architectural Alliance, removal of the quoin and corbel elements, redesign the front entry and approval of the materials and colors.

MOTION BY MRS. KINSELLA TO APPROVE THE CONSENT AGENDA.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.

X. OTHER BUSINESS

Informal Review
Adolfo Holtschlag
2267 Ibis Isle Road
Scott Blakeslee Disher
Construction of a new two-story, single family residence.

Architects Amy Curren and Paul Robb represented Mr. Holtschlage. Mr. Robb said the CCR of this proposed project is 4.49 and the roofing material would be concrete "S" tile.

The Commission comments are as follows:

The roof tile needs to be a full clay barrel if it is appropriate for the architectural style.
The style is nondescript.
The CCR is too high.
The project needs to relate to the neighbors.
The roof pitch is too tall.
The french doors do not match the entry below them.
The house is much too large for the neighborhood at 4,707 square feet.
Totally redesign the project.
A CCR of 3.5 would be a reasonable range for the neighborhood.

Informal Review
214 Worth Avenue, Cartier

Architect Tim Grear presented color renderings.

The Commission comments are as follows:

The arch seems big, it may be out of scale.
The light fixtures appear very large.
Possibly rearrange the medallion above the entry arch.
The project is a great improvement.

XI. ADJOURNMENT

MOTION BY MRS. KINSELLA TO ADJOURN THE MEETING AT 4:54 P.M.
MOTION SECONDED BY MRS. BAKER.
MOTION CARRIED UNANIMOUSLY.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
DEZIEL	ARCOM
MAILING ADDRESS 239 Sound Mirror Rd.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY: TOWN
CITY: Palm Beach COUNTY: Palm Beach	NAME OF POLITICAL SUBDIVISION: Palm Beach
DATE ON WHICH VOTE OCCURRED 3.25.98	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

RECEIVED APR 08 1998 TOWN OF PALM BEACH

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ROBERT DELIEL, hereby disclose that on 3-25, 19 98:

(a) A measure came or will come before my agency which (check one)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

X inured to the special gain or loss of ~~ROBERT~~ FAIR DINKUM CONSTRUCTION, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

FAIR DINKUM CONSTRUCTION CORP. IS A CLIENT OF MY LAW FIRM.

3-25-98
Date Filed

Robert Deliel
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
LAUREL T BAKER	ARCOM
MAILING ADDRESS 127 SEASPRAY AVE	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY PALM BEACH COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 3/25/98	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

RECEIVED
APR 29 1998
TOWN OF PALM BEACH

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Laurel D Baker, hereby disclose that on March 25, 19 98:

(a) A measure came or will come before my agency which (check one)

✓ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Inasmuch as Ric Brindell is one of my husband's law partners, it must be presumed that my participation in any actions which benefit me financially; hence, I have refused myself

3/25/98
Date Filed

Laurel Baker
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICE

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LAUREL T BAKER	ARCOM
MAILING ADDRESS 127 SEASPRAY AVE	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY PALM BEACH COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 3/25/98	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

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* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

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IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH VOTE WILL BE TAKEN:

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Laurel D Baker, hereby disclose that on March 25, 1998:

(a) A measure came or will come before my agency which (check one)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Inasmuch as Ms Brindell is on my husband's law partner, it must be presumed that my participation in any action which benefits the firm may, here, be perceived

3/25/98
Date Filed

Laurel Baker
Signature

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FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
DEZIEL	ARCOM
MAILING ADDRESS: 239 Sonot County Rds.	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY — Town
CITY: Palm Beach COUNTY: Palm Beach	NAME OF POLITICAL SUBDIVISION: Palm Beach
DATE ON WHICH VOTE OCCURRED: 3.25.98	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

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PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ROBERT DEZIEL, hereby disclose that on 3-25, 19 98:

(a) A measure came or will come before my agency which (check one)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

X inured to the special gain or loss of ~~ROBERT~~ F.A.R DIKUM CONSTRUCTION, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

F+R DIKUM CONSTRUCTION CORP. IS A CLIENT OF MY LAW FIRM.

3-25-98
Date Filed

Robert Deziel
Signature

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