

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING  
WEDNESDAY FEBRUARY 24, 1999  
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

**I. CALL TO ORDER**

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

**II. ROLL CALL**

PRESENT:

John H. Schuler, Chairman  
Sally Gingras, Vice-Chairman  
Laurel Baker, Member  
Ethel Kinsella, Member  
Lowry M. Bell, Jr., Member  
Robert Deziel, Member (arrived at 9:03 a.m.)  
Joanna Frost-Golino, Member  
Floyd Wideman, Alternate Member  
Marvin Rosenberg, Alternate Member  
Eric Adams, Alternate Member  
John C. Randolph, Town Attorney  
Robert L. Moore, Director of Planning, Zoning & Building  
Timothy M. Frank, Planner/Projects Coordinator  
Gretchen Dayton, Recording Secretary

Chairman Schuler said Mrs. Baker has served two full terms on ARCOM and this will be her last meeting as a commission member. He said she has served as Chairman and Vice-Chairman of ARCOM and thanked her for her excellent service for the last nine years.

**III. APPROVAL OF THE MINUTES FROM THE JANUARY 27, 1999 MEETING.**

**MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES OF THE DECEMBER MEETING.**

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

**IV. SWEARING IN OF PERSONS TESTIFYING**

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

**V. PROJECT REVIEW**

Mr. Frank said it was discovered at the final C.O. inspection for 446 Brazilian Avenue that several changes had been made to the project in the field.

The Commission Members decided they would like to visit the site and see the changes that were made.

**MOTION BY MR. BELL TO PLACE THE CHANGES MADE TO THE PROJECT  
LOCATED AT 446 BRAZILIAN AVENUE ON THE MARCH ARCOM AGENDA  
AND HAVE THE INDIVIDUAL COMMISSION MEMBERS VISIT THE SITE  
PRIOR TO THE MEETING.**

**MOTION SECONDED BY MRS. GINGRAS.**

**MOTION CARRIED UNANIMOUSLY.**

Mr. Frank said that item number B13-99 and B14-99 will not be heard. The revised plans and proof of property ownership have not been received from the architect's office.

Attorney Richard Carlson representing the two applicants addressed the Commission and asked to be heard in the order of the agenda.

Chairman Schuler said they will consider the projects at that time.

Mr. Bell asked Mr. Moore about the zoning issues that have come before the Town Council and how the changes affect ARCOM.

Mr. Moore said the 2<sup>nd</sup> reading of the zoning ordinance will be in April and there will be numerous changes to the ordinance. He said Mr. Jindroz will make a presentation to the Town Council on March 9, 1999 on the pattern book concept. Part of this concept will be to remove some of the Architectural Review criteria from the Palm Beach Code dealing with square footage and cubic content. It will be a "fazed-in" situation with new construction projects that may take effect April 2000, and remodeling and addition projects may take effect in April 2002.

## **A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS**

### **B2-99 New Residence**

Applicant: Addison Construction  
Address: 244 Via Las Brisas  
Architect: Phoenix Architects  
Project Description: New two-story residence.

This project was deferred from the January meeting.

There were no ex-parte communications for this project.

It was noted by the Chairman that since the last meeting, revised plans have not been received by the staff. Ms. McColl said she was not aware of the requirement to submit revised plans two days before the next scheduled meeting. She said she has been in contact with Mr. Frank to discuss the Commission's recommended changes.

After discussion, it was decided to review the project as the staff has been in contact and have reviewed the proposed changes.

Architect Lynn McColl said the project's cubic content was reduced from 4.2 to 4.05 by lowering the tie beam 8" and the floor area ratio was reduced from 43.8 to 42.1. The landscaped area was increased to 49.4% by removing some paving in the driveway and around the pool. Some of the square openings were changed to arched openings, the leaded glass was replaced with clear glass and wrought iron railing was added to a balcony.

Mr. Deziel said that at last month's meeting the Commission requested to have the architecture totally redone and he did not see that effort expended with this presentation.

Mrs. Frost-Golino said that by taking 16" off of the front of the three car garage, it did not address the Commission's concerns of the location of the garage along North Lake Way. The proposed architecture is symmetrical, and with the garage jetting out it is not in keeping with that architectural style.

Mr. Bell felt this presentation was superior compared to last one as far as colors and the changes that were made, but the basic architecture was not changed as requested.

Mrs. Gingras felt there was some attempt to soften the elevation facing North Lake Way, but it is still a huge mass sitting very close to the road that needs to be totally rethought.

Mrs. Kinsella said that a marvelous job had been done with the preliminary landscaping and that it was a benefit to add more greenspace.

Mr. Adams said the north elevation was an unrelenting mass. The roof, at the same height all of the way across, made the building look massive.

Dr. Rosenberg said the project is massive and would fit better on a lot twice the size.

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE MARCH MEETING AND ADDRESS THE ISSUES THAT WERE RAISED IN THE MINUTES FROM LAST MONTH, CLEARLY IDENTIFY WHAT THE ARCHITECTURAL STYLE IS, ADDRESS THE GARAGE ISSUE AND THE WHOLE FACADE FOR NORTH LAKE WAY WHICH MAY HAVE TO BE RECONFIGURED TO MAKE IT MORE COMPATIBLE WITH THAT STREET AND THE SURROUNDING AREA.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MOTION CARRIED UNANIMOUSLY.**

**B3-99 New Residence**

|                      |                             |
|----------------------|-----------------------------|
| Applicant:           | Mr. and Mrs. Robert Krakoff |
| Address:             | 200 Emerald Lane            |
| Architect:           | SGA Architects              |
| Project Description: | New two-story residence     |

This project was deferred from the January meeting.

Mr. Deziel said he spoke with the owner, the architect and the contractor. Mr. Bell, Mrs. Baker, Mr. Schuler and Mr. Adams said they spoke with the architect and the contractor. Dr. Rosenberg said he spoke with the architect.

Architect Spencer Golliger introduced Jim Martindale of Worth Builders. Mr. Golliger said after meeting with some of the Commissioners, the house grew approximately 180 square feet, changing the FAR to .376, and the CCR is 3.69. The house was 6,262 square feet and it was increased to 6,449 square feet.

It was felt the garage could be relocated which would also improve the design. Mr. Martindale said the garage is next to the kitchen which dominates the location of the garage. The second story windows were thought to be too large and too close to the eve area. Mr. Golliger said the windows will have true divided lites with a 1½ inch muntin bars.

Mr. Townsend who lives at 210 Emerald Lane stated he was concerned with the runoff water from this property.

Mr. Moore said that Mr. Townsend needs to contact the Public Works Department to find out what the drainage plans are for Emerald Lane.

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE MARCH MEETING TO READDRESS THE WINDOWS, DRIVEWAY MATERIALS, ENTRYWAY, BUILDING PROFILE, TO BRING IN INFORMATION ABOUT THE LOT SIZES AROUND THIS PROJECT, AND BRING IN A STUDY OF THE LOCATION OF THE NEIGHBORS POOLS.**

Sandra Krakoff addressed the Commission and spoke in favor of the project and asked to proceed with the project.

The Commission felt there were too many issues to be addressed to allow the project to proceed.

Helen Clewitt who resides at 217 Emerald Lane addressed the Commission and stated that the house was not designed to complement the neighborhood and that the town should persuade builders to realize this is not Boca Raton and not do something to destroy what they came to Palm Beach for.

Chairman Schuler asked the recording secretary to number the items discussed, consult with Mrs. Baker and Mrs. Kinsella, and then forward the list to the architect.

The items discussed are as follows:

1. Restudy the second story windows as they seem large, out of proportion, and cut into the eve lines.
2. Re-study the driveway and possibly use a pervious material to help with the drainage.

3. Re-study the entryway.
4. Present lot sizes of the neighborhood.
5. Study the location of the pools that surround the property as it may be necessary to relocate the pool for privacy.
6. Re-study the garage location and possibly move it closer to Crescent Road.
7. Re-study the quoins and possibly alternate the size, make them rectangular in shape and bring them all the way up to the eve line.

**B4-99 New Residence**

Applicant: Malasky Homes  
Address: 530 South Ocean Blvd.  
Architect: Steven Bruh  
Project Description: New two-story residence.

This project was deferred from the January meeting.

Mr. Wideman, Mrs. Baker and Dr. Rosenberg said they spoke with the architect. Mr. Bell said he spoke with the architect and the builder.

Mr. Moore said a retaining wall will not require a variance because it is not addressed directly in the code.

Attorney Ron Kolins addressed the Commission.

Architect Steven Bruh said the proposed 10,768 square foot house will be Greek Revival.

Mr. Kolins said he decided not to include the house to the south in the CCR chart as it is on a double lot.

Mrs. Gingras commented that there was too much unrelieved mass with 110' of flat wall on the north side. The project is in the neighborhood with stately homes, but it is still on the pretentious side. The size of the columns and the cantilevered balconies are not typical of Greek Revival homes. The project is a result of trying to put too much square footage on the site.

Mr. Bell felt that the architecture was an improvement from the last style that was presented. He felt the size may be a little different if it were true Greek Revival.

It was stated that the total dwelling size plus the basement, is in excess of 13,000 square feet.

Mr. Kolins said the basement is below grade and not part of the mass of the house. He understood that basement square footage is not included in the calculations.

Mr. Moore said he was unaware of any exemptions for basements. There is a probation of uses in basements making them non habitual other than laundry rooms, bathrooms, wine cellars, garages and for them placement of mechanical equipment. He said the mistake of indicating a media room on the floor plans has been elevated, which would absolutely be prohibited in a basement area.

Mr. Kolins said they have met with the gentleman who lives to the north and the garage was not one of his problems and he believed they have resolved the other complaints he had with this project.

Mr. Deziel said the structure is too big for the site and the roof plan reads as a massive structure on a north/south orientation. He said there is a 24% lot coverage with another 24% on top of that, equaling a 48% floor area ratio, which is a consideration in this zoning district, but is extremely massive. The set backs are too minimunal, if a 25' beam is to be considered, then the set back should be larger than 15'. There will also be a three-story structure on the north property line. He said there is twice as much mass as the neighbor to the south. The mass is too big relative to other homes approved in the RA zoning district, except the one to the north. The set backs relative to the beam height are too small and the style of architecture is inappropriate for the size of the lot.

Mrs. Kinsella asked if the house could be moved farther to the east on the lot as she was concerned the homes on Middle Road.

Mr. Kolins said the neighbor to the north asked to move the house be moved about 2 ½ feet further west so that it lines up with his house. He said to move the house farther to the east would exacerbate the coastal construction control line issues.

Mrs. Baker asked the architect to re-study the lot and come up with something exciting and different. She said there are many different styles on South Ocean Boulevard, and they could do something truly spectacular.

Mr. Wideman felt the house was quite handsome and he was glad to see an architectural style that is not pseudo Mizner. He did agree the unrelieved north wall was very massive looking.

Dr. Rosenberg said this project will work and will conform with the other homes in that area.

Mr. Adams said that none of the details for this project have been presented.

Mr. Schuler felt the columns were out of proportion on the front of the house as they are too wide and they have too much distance between the north and south columns. Work needs to be done on the proportions relative to the house and take a look at the balconies and windows. Take out some of the massiveness that some of the commissioners referred to.

Mrs. Gingras said that if this is going to be called Greek Revival architecture, then the entire house needs to be considered and not just the front facade.

Mr. Bruh said that resistant glass will be used in the windows and nothing styrofoam will be used on this house.

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE MARCH MEETING TO RESTUDY THE OVERALL SIZE OF THE PROJECT ON THE LOT, RESTUDY THE NORTH WALL, REEVALUATE THE NECESSITY OF HAVING MINIMUM SET BACK, RESTUDY THE PROPORTIONS AND THE NUMBER OF WINDOWS, TO THINK ABOUT THE STYLE AND ASK IF IT REALLY THE STYLE THAT MAXIMIZES THE ADDRESS AND THE LOCATION, IS IT REALLY CONTRIBUTING THE MOST TO SOUTH OCEAN BOULEVARD AND THE TOWN, OR SHOULD IT BE CONSIDERED TO REDESIGN OR RELOCATE IT ON THE LOT SOMEHOW?**

**MOTION SECONDED BY MR. DEZIEL.**

**MOTION CARRIED UNANIMOUSLY.**

**B5-99 Addition**

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

This project was deferred from the January meeting.

Architect Pat Seagrasves asked for a project deferral.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE MARCH MEETING.**

**MOTION SECONDED BY MRS. BAKER.**

**MOTION CARRIED UNANIMOUSLY.**

**B6-99 New Residence**

Applicant: Harry J. Brown  
Address: 130 Peruvian  
Architect: SKA Architect  
Project Description: New two-story residence.

Please note: there is an existing house on the lot and the architect was advised to request demolition. Proper advertising will be sent to the neighbors at that time.

This project was deferred from the January meeting.

Architect Pat Seagrasves asked for a project deferral.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE MARCH MEETING.**

**MOTION SECONDED BY MRS. GINGRAS.**

**MOTION CARRIED UNANIMOUSLY.**

**B7-99 New Residence**

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

This project was deferred from the January meeting.

The architect requests deferral to the March meeting.

**MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE MARCH MEETING.**

**MOTION SECONDED BY MRS. GINGRAS.**

**MOTION CARRIED UNANIMOUSLY.**

**B8-99 Addition and Remodel**

Applicant: Patricia McGinty Gallagher  
Address: 312 Cherry Lane  
Architect: Stephan Yeckes  
Project Description: Remodel residence to include extending kitchen and master bedrooms, remodel entry and enclose an existing carport.

This project was deferred to the March meeting as it requires a variance.

No action was necessary regarding this item.

**B. NEW BUSINESS - MAJOR PROJECTS**

**B10-99 New Residence**

Applicant: Addison Construction  
Address: 242 Via Las Brisas  
Architect: Phoenix Architects  
Project Description: New two-story residence in an eclectic Italian renaissance style.

There were no ex-parte communications regarding this project.

Architect Lynn McColl presented elevation drawings of the proposed project. She said the

rear elevation will have a heavy timber pergola and french doors with arched openings. There will be a decorative column feature at the end of the pool. An additional front loading, single car garage will be located in the front of the house and a gate, fencing and heavy landscaping will shield it from the street. She said one side yard set back is 18'.8" and the other is 15'.

The architect did not have the neighborhood calculations or a street scape drawing and she was asked to contact Mr. Frank to find out what is required.

Mrs. Gingras said there is plenty of space on the lot to find somewhere else to locate the single car garage. She felt there were too many roof forms on the west elevation. Ms. McColl said it was done to break up the stucco mass on the west side. Mrs. Gingras said they do that in Boca and it does not have any place in Palm Beach.

Mr. Deziel said the massing is in line with the typical projects that they have been bringing to the Commission and the typical "cookie cutter" floor plan. The soffit fascia material has an inexpensive appearance to it and he objected to the "S" tile proposed for the roofing material. He said the drawings that were presented did not show the details clearly.

Mrs. Frost-Golino wanted to add some positive comments by saying she liked the simplicity of some of the elements and that there was not a tremendous amount of fenestration. She suggested moving the front loading garage to the rear of the building to make it less important. She felt that the same front entry may have been built on other houses in the development and that is why a street scape drawing would be helpful. She thought it would be nice to see something different in this development.

Mr. Bell said it seems they present the same architecture with every presentation. He said the Phipps Estates is a good example of how long unrelenting facades create long corridors or canyons between the houses.

Mrs. Baker asked the architect if she has addressed the issue of privacy with the neighbors. She asked her to identify what features make the architecture eclectic Italian Renaissance.

Dr. Rosenberg felt the architecture was too similar to what is in that subdivision and suggested a different type of architecture.

Mr. Schuler suggested a slightly bowed arch at the front entry as he felt the ½ round arch was out of keeping with the flat shaped openings.

Mr. Deziel said he would have no objection to the project if they would change the front loaded

garage and change the "S" tile as they are their own enclave in this subdivision.

Mr. Wideman said they always end up with a corridor house in that development.

Mr. Schuler said the Commission has a responsibility as far as architecture is concerned.

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE PROVISION TO DELETE THE FRONT LOADING GARAGE, USE CLAY BARREL TILE ROOFING MATERIAL AND USE STANDARD QUALITY BUILDING MATERIALS.**

**MOTION SECONDED BY MR. BELL.**

**ROLL CALL:**

|                          |            |
|--------------------------|------------|
| <b>MR. DEZIEL</b>        | <b>YES</b> |
| <b>MR. BELL</b>          | <b>YES</b> |
| <b>MRS. GINGRAS</b>      | <b>NO</b>  |
| <b>MRS. BAKER</b>        | <b>NO</b>  |
| <b>MRS. KINSELLA</b>     | <b>NO</b>  |
| <b>MRS. FROST-GOLINO</b> | <b>YES</b> |
| <b>MR. SCHULER</b>       | <b>NO</b>  |

**MOTION FAILED 3-4.**

**MOTION BY MRS. BAKER TO DEFER THE PROJECT TO THE MARCH MEETING WITH A REQUEST THAT LOT SIZE COMPARISONS, SQUARE FOOTAGE/ CCR INFORMATION AND THE STREETScape DRAWING BE**

**PRESENTED AT THE NEXT MEETING, TO REMOVE THE STRUCTURE BY THE POOL WHICH WOULD INCREASE THE GREENSPACE AND INCORPORATE THE COMMENTS THAT WERE MADE ABOUT THE GARAGES.**

**MOTION SECONDED BY MRS. GINGRAS.**

**MOTION CARRIED UNANIMOUSLY.**

To further assist the architect the Commission listed the suggested changes as follows:

1. Possibly put some indentations on the long 120' of an unbroken facade that is 15' to 18' from the lot line.
2. Work on the roof lines.
3. Use a full clay barrel roofing material.
4. Bring in a profile of the soffit/fascia area.

**B11-99 Addition**

Applicant: Mr. and Mrs. Allen Geesey  
Address: 2340 South Ocean Boulevard  
Architect: SKA Architect  
Project Description: Second story renovation and addition.

There were no ex-parte communications.

Architect Patrick Seagraves said the project is an 800 square foot, second floor addition which was approved in 1990. A single story garage was built at that time, but not the second story addition. He said this house is a part of the Tres Vidas PUD.

It was felt that the existing sliding glass doors on the east elevation should be centered to balance the project.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE MARCH**

**MEETING TO REVIEW THE STREETScape AND THE FRONT ELEVATION.  
MOTION DIED FOR THE LACK OF A SECOND.**

**MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH THE  
PROVISION TO CENTER THE DOORWAY ON THE FIRST FLOOR AND COME  
BACK FOR STAFF APPROVAL.**

Attorney Ed Dicker representing Tres Vidas Homeowners Association addressed the Commission. He said that as far as the association was concerned there was no approval for the garage addition which was built on the common property. He asked ARCOM to not approve the project until there is an overall resolution with the Geesey's.

**SUBSTITUTE MOTION BY MR. BELL TO DEFER THE PROJECT TO THE  
MARCH MEETING TO REVIEW THE REVISED PLANS AND TO WAIT FOR  
HOA APPROVAL.**

**AMENDED MOTION BY MR. DEZIEL TO APPROVE THE PROJECT WITH  
THE PROVISION TO CENTER THE DOORWAY ON THE FIRST FLOOR AND  
COME BACK FOR STAFF APPROVAL AND TO ADD THE PROVISION THAT  
THE PROJECT IS SUBJECT TO ASSOCIATION APPROVAL.  
MOTION SECONDED BY MRS. GINGRAS.**

**ROLL CALL:**

|                          |            |
|--------------------------|------------|
| <b>MR. DEZIEL</b>        | <b>YES</b> |
| <b>MRS. GINGRAS</b>      | <b>YES</b> |
| <b>MRS. BAKER</b>        | <b>YES</b> |
| <b>MRS. KINSELLA</b>     | <b>YES</b> |
| <b>MR. BELL</b>          | <b>NO</b>  |
| <b>MRS. FROST-GOLINO</b> | <b>YES</b> |
| <b>MR. SCHULER</b>       | <b>YES</b> |

**MOTION CARRIED 6-1.**

**B12-99 Elevator Enclosure**

## ARCOM Agenda 2/24/99

Applicant: ARH, Inc.  
Address: 218 Royal Palm Way  
Architect: Robert Bell  
Project Description: New elevator enclosure and equipment room at covered entry area.

The architect requests deferral to the March meeting.

**MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE MARCH MEETING.**

**MOTION SECONDED BY MRS. BAKER.**

**MOTION CARRIED UNANIMOUSLY.**

Discussion took place regarding item number B13-99 and B14-99 at this time.

Mr. Frank said the owner of record did not sign the ARCOM application. A letter from the owner of record for item number B14-99 has been received, but two designs, (B13-99 and B14-99), have been switched resulting in improper ownership information and invalid project plans.

Attorney Richard Carlson representing both applicants addressed the Commission. He said the houses were switched on the lots to try to save some specimen trees. He said he understood that the Commission could not give approval at this meeting.

Chairman Schuler said the applications and the plans were not correct, and the notice requirements have not been fulfilled. Therefore, the Commission will review the projects and give comments, but no formal decision will be made at this meeting.

The lunch recess was called at this time and the meeting was reconvened at 1:45 p.m.

### **B13-99 Demolition and New Residence**

Applicant: Mr. and Mrs. Adam Gotbetter  
Address: 260 Southland Road  
Architect: Ames Design International  
Project Description: Demolition and new residence

Mr. Bell said he spoke with the architect and the owner.

Mr. Frank said the applicant for this project will need to re file the ARCOM application and

pay a new fee as it must be re-advertised.

Attorney Richard Carlson presented the project. He said the house that was proposed for this lot was a Regency style, it is now Mediterranean style, and it will be Mr. Guarini's residence.

Landscape Architect David Keir presented the proposed landscaping and hardscape plans for both projects.

Architect Shane Ames said the house colors will be pink with a toupe/green trim and white courtyard awnings. He said they are only permitted to build a 3,850 square foot house and they plan to make use every inch of the 11,000 square feet lot. He presented an alternate drawing of the front entry. The architect said the average CCR of the neighborhood is 2.47 CCR and the proposed project is 3.85 CCR.

Mrs. Gingras said the CCR is significantly higher than the average in the neighborhood. She felt there was too much wall space for the amount of roof on this project and the central section of the house was out of proportion.

Mr. Schuler felt the project was massive in appearance from an architectural standpoint and it did not fit in with the architecture that is generally in that area.

Mr. Wideman said this project is much too grand for the size of the house and the garage should not be the dominating part of the facade.

Mr. Bell said a one-story Mediterranean does not belong in Palm Beach and he suggested a Mission style for a one-story residence.

Mrs. Frost-Golino said there is so much going on with the roof line that it cries for some simplicity. The garage is much too prominent in its location, possibly move it to the rear of the property or turn it sideways. She said the term "evolving street" was disturbing because there are many people who live on Southland Road that love the feeling of one-story houses and the simplicity of the street. She said that both designs are too complex for what's going on there. When coming into a neighborhood like this, they need to try to reflect what is there and she felt that neither of these houses accomplished that.

Mrs. Baker said there are much lighter styles and choices of materials that could be incorporated and that the project needed a complete restudy.

Mrs. Kinsella felt the 8' ficus hedges create a fortress like impact along the street and it could

be replaced with another plant material.

Mr. Frank asked the architect about the building materials. Mr. Ames said the roofing material will be a full barrel tile, the casement windows will have laminated glass, true divided lites, chunky moldings, and the surrounds on the building will be a precast stone.

**B14-99 Demolition and New Residence**

Applicant: Mr. and Mrs. Patrick Guarini  
Address: 248 Southland Road  
Architect: Ames Design International  
Project Description: Demolition and new residence

Mr. Bell he spoke with the architect and the owner.

Mr. Frank said the applicant for this project will need to re file the ARCOM application and pay a new fee as it must be re-advertised.

Attorney Richard Carlson presented the project. He said the house that was proposed for this lot was Mediterranean, but now it is Regency and it will be Mr. Gotbetter's residence.

Landscape Architect David Keir presented the landscape plan for this project. He said there are two specimen trees in the front yard.

Mr. Schuler said the project is presented in a grand scale, none of the houses in the area carry this theme of architecture and it is essential to restudy the situation.

Mrs. Gingras asked to have both projects displayed side by side which distinguished both site plans to be identical. She said this is taking the same floor plan and slapping a different elevation on them which is not done in Palm Beach. She felt that these projects should not be discussed until two completely different houses are proposed.

Mr. Wideman felt the style was too busy to be a Regency style of architecture

Mr. Deziel said rarely does a front loaded garage get approved. However, on a rare occasion it does when accompanied by exemplary architecture. He said the homes were shoved in the corners and they have minimum side yard setbacks. He felt that the hardscapes between the roofs and the patio were too close to the maximums allowed.

Mrs. Frost-Golino quoted from the palm BeachCode, 18-205, Section 5, and reiterated the other Commissioner's comments to start over.

Mr. Adams asked the architect not to retain the identical imprint.

Mr. Schuler said he didn't feel that a two-story house would be fitting for this neighborhood.

**C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS**

**A64-98 ATM**

Applicant: Suntrust Bank  
Address: 300 Royal Poinciana Plaza  
Architect: Glen P. Harris  
Project Description: New ATM service

This project was deferred from the December meeting.

The architect requests removal from the agenda.

**MOTION BY MRS. GINGRAS TO REMOVE THE ITEM FROM THE AGENDA.  
MOTION SECONDED BY MRS. BAKER.  
MOTION CARRIED UNANIMOUSLY.**

**A65-98 ATM**

Applicant: Fidelity Federal

Address: 245 Royal Poinciana Way  
Architect: Glen P. Harris  
Project Description: New ATM service

This project was deferred from the December meeting.  
The architect requests deferral to the March meeting.

**MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE MARCH MEETING.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MOTION CARRIED UNANIMOUSLY.**

**C. NEW BUSINESS - MINOR PROJECTS**

**A5-99 Landscape Plan**

Applicant: Kenn Karakal  
Address: 754 South County Road  
Architect: Steven Dauber  
Project Description: Landscape plan

Landscape Architect Steven Dauber presented the project and said the design is very simple and elegant with large royal palm trees lining the driveway and motor court.

Mrs. Kinsella said she visited the site and said the hedge in front needs a lot of under planting to bring it back. She suggested adding some height to the north property wall and to continue the bougainvillea on top of the wall. She said the location of the rose garden should be restudied as the buildings will shade this area and roses love sunlight.

Mr Dauber said that Mr. Karakal did not want to do anything with the north wall until palm trees are planted on the neighbors property.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO MEET WITH MRS. KINSELLA TO REVIEW THE TREATMENT OF THE COUNTY ROAD WALL AND THE FICUS HEDGE.**  
**MOTION SECONDED BY MRS. GINGRAS.**

**ROLL CALL:**

|                          |            |
|--------------------------|------------|
| <b>MR. WIDEMAN</b>       | <b>YES</b> |
| <b>MRS. GINGRAS</b>      | <b>YES</b> |
| <b>MRS. BAKER</b>        | <b>YES</b> |
| <b>MRS. KINSELLA</b>     | <b>YES</b> |
| <b>MR. BELL</b>          | <b>NO</b>  |
| <b>MRS. FROST-GOLINO</b> | <b>YES</b> |
| <b>MR. SCHULER</b>       | <b>YES</b> |

**MOTION CARRIED 6-1.**

**A6-99 Front Entry**

Applicant: Mickey and Jody Weissman  
Address: 122 Kings Road  
Architect: Robert Henry  
Project Description: New front entry

Architect Bob Henry presented an elevation drawing of the proposed entry and introduced Daniel Menard. Mr. Menard said a revision to the front entry was previously approved by ARCOM and this proposal is much grander than the approved project. He said Mr. Wyeth was the original architect and this house at one time was linked to the one across the street with a loggia or ballroom which was later "chopped off."

Mrs. Gingras felt that Mr. Wyeth probably would not have put this entrance on the house and that it was way too grand for its location relative to the curb.

Mr. Bell said he has never seen this type of embellishment on an entrance.

Mr. Schuler said the other houses that were once part of this house are very plain and without embellishments.

**MOTION BY MRS. GINGRAS TO DEFER THE PROJECT TO THE MARCH MEETING TO RESTUDY THE TREATMENT AROUND THE UPPER WINDOW, RESTUDY THE STAIRS, AND SHE STATED THAT BAROQUE IS NOT APPROPRIATE ON THIS HOUSE.**

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**VI. OTHER BUSINESS**

Mrs. Frost-Golino asked to have a line elevation drawing of the subject property and two houses to either side added as a requirement to the ARCOM application and she wanted "streetscape" defined in the application.

**MOTION BY MRS. FROST-GOLINO TO CHANGE THE WORDING IN THE ARCHITECTURAL REVIEW COMMISSION APPLICATION TO STATE THAT THE APPLICANT WILL BE REQUIRED TO COME IN WITH AN ELEVATION LINE DRAWING OF THE SUBJECT PROPERTY AND AT LEAST TWO HOUSES ON EITHER SIDE.**

**MOTION SECONDED BY MR. BELL**

**MOTION CARRIED UNANIMOUSLY.**

Mrs. Frost-Golino said that she has stopped all ex-parte communications because her comments in the past have been misunderstood. She cautioned the other Commissioners to be very clear about what they do in the meetings and very clear about what they want to see happen from the meeting.

Mr. Moore said the Commissioners should never indicate how they will vote at the meeting.

The next meeting of the Architectural Commission will be held on March 24, 1999 at 9:00 a.m.

**VII. ADJOURNMENT**

**MOTION BY MR. BELL TO ADJOURN THE MEETING AT 3:25 P.M.**

**MOTION SECONDED BY MRS. KINSELLA.**

**MOTION CARRIED UNANIMOUSLY.**