

**MINUTES OF THE ARCHITECTURAL COMMISSION MEETING
WEDNESDAY, JANUARY 28, 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
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

ABSENT:

Marvin Rosenberg, Alternate Member

Recording Secretary: Gretchen Dayton

III. APPROVAL OF THE MINUTES FROM THE DECEMBER 16, 1997 MEETING.

Mrs. Baker said the minutes reflect that she made the motion to approve project number A46-97.

MOTION BY MRS. GINGRAS TO APPROVE THE MINUTES AS AMENDED SHOWING THAT MR. SCHULER MADE THE MOTION TO APPROVE PROJECT #A46-97 AND ADDING MRS. FROST-GOLINO TO THE ATTENDANCE ROLL.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

ARCOM 1/28/98

Mrs. Baker referred to an article that she had distributed to the Commission Members entitled "It's The Dirt That Counts" by Joy Hearn, Senior Appraiser for the Palm Beach County Property Appraiser. She recommended that they read the article for a better understanding of the development going on in Town.

Mr. Baker said there will be a seminar regarding gated communities and street closures at the FAU Campus in Ft. Lauderdale on February 20, 1998.

Mr. Bell commented that a newspaper article stated that the Architectural Commission was in favor of all of the proposed zoning changes. He said not all of the Commission Members attended the zoning meeting and that some of the members were opposed to some of the changes.

Mrs. Gingras said she will give a workshop presentation of landmarked homes in the north end of town at the beginning of next months meeting.

IV. SWEARING IN OF PERSONS TESTIFYING

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

V. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B99-97 New Residence

Applicant: Mr. and Mrs. John Zenko
Address: 232 Tangier Avenue
Architect: Eugene Pandula
Project Description: New two story Neo-Classic residence

The project was deferred from the October, November and December meetings at the request of the Architect.

Mr. Deziel said he spoke with the architect prior to the project coming to ARCOM for review.
Mrs. Baker said she spoke with the attorney prior to the project coming to ARCOM for review.

Architect Eugene Pandula presented the project. He presented a street scape drawing and proposed site plan and said the total square footage on the site is 9,450 s.f. He said a variance was requested for the project as the lot is 31,820 s.f., in the RB district. There is now a sliding scale of side yard, front yard and rear yard set backs as well as floor area ratio's depending on the lot size. He said that numerically the side yard set back became 26' which forced the building to be a larger mass centered

ARCOM 1/28/98

on the site, thereby disrupting the rhythm of the street.

Mr. Moore said the property is two platted lots, one lot is conforming and the other is non conforming as 15' was sold to the neighbor many years ago.

Mr. Pandula said the driveway will be a combination of cast stone and old Chicago brick in a paving pattern. He said the building will be concrete block and stucco with a cast stone watertable and cast stone window trim. The house will have aluminum shutters and cement or slate tile roofing material. He said the roof will be a medium range grey color and the building will be a medium range taupe color. Mr. Pandula said the shutters are mostly for aesthetics as they will use rated windows in the house.

Mrs. Gingras said Mr. Pandula did a masterful job with the very long west elevation.

Mr. Bell said he felt the project is tool large and the style is not a neo-Classic design.

Mrs. Frost-Golino said the design is lovely, but she felt the house is too large.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. KINSELLA.**

ROLL CALL:

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

MOTION CARRIED 4-3.

B100-97 New Duplex

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

The project was deferred from the October and November meetings.

Mrs. Baker, Mr. Bell, Mr. Adams, Mr. Schuler, Mrs. Gingras and Mrs. Frost-Golino said they reviewed the plans and spoke with Mr. Kolins regarding the project.

Attorney Ron Kolins addressed the Commission and said Mr. Pandula has rearranged the building to reduce the perception of the building mass and it's impact on the street. Mr. Kolins read favorable letters regarding the project from Marshall and Pauline Patterson, 320 Chilian Avenue, John Ewing, 320 Chilian Avenue, Audrey Ross, 349 Chilian Avenue and David Kane, 323 Chilian Avenue. (The letters are attached to and make part of these minutes). Mr. Kolins was asked the square footage of each unit as revised. Mr. Kolins said they are above the square footage that the Commission requested last month. He said that each unit is now 4,993 square feet. He said they need to be above the requested square footage to satisfy what the developer needs to have in terms of doing these kinds of houses with sufficient space. He said there has not been any addition to any of the room sizes, but it was necessary to add hallway space to get to the rooms as a result of the redesign.

Mr. Pandula said the square footage was increased because 150' of hallway was needed to access the rooms from the head of the stairs on the second floor. He said the second floor area was removed from the ends of the building and put above the automobile garage. Mr. Pandula said the project will have full clay barrel tile roofing material, cast stone detailing, aluminum railings, wood doors and applied window shutters.

Mrs. Frost-Golino said she felt the design was an improvement, but now the mass has been put to the front of the building and has more of an impact on the street. She said this is not an architectural question, but this is a program question in terms of the gross square footage.

Polly Earl, Director of the Preservation Foundation addressed the Commission. She said she would like to see the building screened as much as possible from Pan's Garden in order to maintain the garden ambiance.

It was stated that the element closest to the street was converted from one story to two-story and square footage was added to the project. It was felt at last month's meeting that the project was too large from the street elevation, and again the mass from the street does not accomplish what the Commission asked for last month.

MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO REDUCE THE MASS FROM THE STREET ELEVATION.

MOTION SECONDED BY MRS. FROST-GOLINO.

Mr. Kolins said there is clearly a difference between what his client feels as a developer needs to achieve and what the Commission feels that they would limit him to achieving. He then asked to have the project denied so they may proceed from there.

**AMENDED MOTION BY MR. DEZIEL TO DENY THE PROJECT IN ACCORDANCE WITH ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387 #F. THE PROPOSED BUILDING OR STRUCTURE IS VISIBLY EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION, FACING UPON THE SAME OR INTERSECTING PUBLIC OR PRIVATE WAY (ALLEYS NOT INCLUDED) AND WITHIN TWO HUNDRED (200) FEET OF THE PROPOSED SITE IN RESPECT TO ONE OR MORE OF THE FOLLOWING FEATURES: (1) CUBICAL CONTENTS, (2) GROSS FLOOR AREA, (3) HEIGHT OF BUILDING OR HEIGHT OF ROOF, (4) OTHER SIGNIFICANT DESIGN FEATURES SUCH AS MATERIALS OR QUALITY OF ARCHITECTURAL DESIGN.
MOTION CARRIED UNANIMOUSLY.**

B106-97 New One Story Residence

Applicant: Mr. and Mrs. Charles Henderson
Address: 231 Via Las Brisas
Architect: Architectural Alliance
Project Description: New one story residence

The Project was deferred by ARCOM from the November and December meetings.

Mrs. Frost-Golino, Mrs. Gingras and Mrs. Kinsella said they spoke with the architect. Mr. Adams said he reviewed the plans and Mrs. Baker said she spoke with several citizens regarding this project.

Carlos Martin presented a site plan of the proposed project and a site plan of the Phipps Estates. He said the project is a 6,728 s.f. one story Spanish style residence with a cubic content ratio of 3.7. The rear elevation will have french arched doors and a small fountain detail. He presented a sample of an Alhambra hand made clay barrel tile for the proposed roofing material. Mr. Bell was opposed to barrel tile on a one story house. Mr. Martin said the windows will have true divided lites and removable panels will be used for window protection. He said the final landscaping plan will come back for approval at a later date and there are no awnings planned for this house.

ARCOM 1/28/98

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

ROLL CALL:

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

MOTION FAILED 3-4.

Mr. Henderson addressed the Commission at this time.

The Commission comments are as follows:

The size and massing of this project is appropriate for the size of the lot.

If Mediterranean is the desire, make it a true Mediterranean style with one room deep around a courtyard.

The program needs to be addressed, and they need to get away from the great room grouping, the long stretched out plan and the garages in the front.

The front entrance does not always have to be a signature entry.

Every element on the front elevation does not have to have the same amount of importance.

The garage could be deepened, pushed back and made smaller to expose more of the front elevation.

Match the french doors on the north elevation and the french doors on the west elevation.

Use flat top windows rather than ½ rounds

The roof at the center section of the house is out of proportion for the size of the house.

Plant a large tree at the front to screen the large roof section.

The roof configuration at the bay window looks awkward on the east elevation.

Bay windows usually are not characteristic of the Spanish style.

The windows in the octagon bay are too close to each other and to the edge of the structure.

The windows on the south elevation need to be restudied.

Consider using long rectangular windows rather than windows with ½ rounds.

The barrel tile roofing material makes it look like a development house.

Some of the members liked the roofing material and the overall design of the house.

Chairman Baker said the Commissioners are available to meet with Mr. Henderson and Mr. Martin.

**MOTION BY MR. SCHULER TO DEFER THE PROJECT TO THE FEBRUARY
MEETING FOR RE-STUDY.**

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

ARCOM 1/28/98

B107-97 Addition

Applicant: Mr. and Mrs. F. Quinn Stepan
Address: 1554 North Ocean Way
Architect: Ames Bennett
Project Description: 1,242 square foot second floor addition.

A previous application for this property was denied by ARCOM. After staff review of the current submission it was determined that the new presentation is not similar to the previous request.

Mr. Gingras, Mr. Bell Mr. Adams, Mr. Schuler and Mrs. Frost-Golino said they spoke with Mr. Kolins and reviewed the plans. Mrs. Baker said she spoke with Mr. Stepan, Mr. Kolins and Mr. Bennett.

Attorney Ron Kolins addressed the Commission and said all of the windows will be changed to double hung windows which he felt was the Commission's main concern.

Architect Ames Bennett presented the project.

After discussion regarding window configurations, Mr. Kolins presented an alternate window scheme with two grouping of two windows as opposed to two groupings of three windows and expanded to four lites wide rather than three lites wide.

Mr. Schuler suggested aligning the windows on the first and second floors. Mr. Kolins presented an elevation drawing showing the windows aligned and said the floor plan does not match this window configuration as one window would have a blank wall behind it.

**MOTION BY MR. SCHULER TO APPROVE TWO WINDOWS THREE PANES WIDE INCLUDING THE ROUND WINDOW ON THE SECOND FLOOR.
MOTION SECONDED BY MR. DEZIEL.**

further discussion took place and Mr. Kolins said the project description has changed since the original application was filed. He said the addition is now 1,134 s.f. , the existing house is approximately 2,900 s.f. and the lot is 9,750 s.f. Mr. Bennett presented the CCR and FAR calculations for the neighborhood.

Mrs. Frost-Golino said the project is larger than any of the others contiguous with the property. Mr. Kolins felt that the figures were deceiving as these houses are on larger lots, but he did not have the gross square foot information for the neighboring homes to present to the Commission.

MR. DEZIEL WITHDREW HIS SECOND TO THE MOTION.

Mr. Kolins said if it turns out the value of the project will exceed 50% of the value of the home, they

ARCOM 1/28/98

will apply to the Town Council for a variance.

Mr. Stepan addressed the Commission and said there are many homes in the area with high hedges and two stories.

Mr. Deziel felt that this project is substantially larger on a percentage basis than most of the neighboring houses. He said the issue is not a one story/two story house, but the mass the addition will create.

Mr. Kolins said the FAR's surrounding the project vary dramatically according to lot size. He said they are lower than some and higher than others, but they are not so disparate from that neighborhood than anyone can say the requirements are not being satisfied as to being significantly dissimilar.

AMENDED MOTION BY MR. SCHULER TO APPROVE THE PROJECT WITH THE PROVISION TO USE FOUR WINDOWS THREE PANES WIDE ON THE SECOND FLOOR.

MOTION DIED FOR THE LACK OF A SECOND.

MOTION BY MR. DEZIEL TO DENY THE PROJECT IN ACCORDANCE WITH ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 5-387 #F. THE PROPOSED BUILDING OR STRUCTURE IS VISIBLY EXCESSIVELY DISSIMILAR IN RELATION TO ANY OTHER STRUCTURES EXISTING OR FOR WHICH A PERMIT HAS BEEN ISSUED OR TO ANY OTHER STRUCTURES INCLUDED IN THE SAME PERMIT APPLICATION, FACING UPON THE SAME OR INTERSECTING PUBLIC OR PRIVATE WAY (ALLEYS NOT INCLUDED) AND WITHIN TWO HUNDRED (200) FEET OF THE PROPOSED SITE IN RESPECT TO ONE OR MORE OF THE FOLLOWING FEATURES: (1) CUBICAL CONTENTS, (2) GROSS FLOOR AREA, (3) HEIGHT OF BUILDING OR HEIGHT OF ROOF, (4) OTHER SIGNIFICANT DESIGN FEATURES SUCH AS MATERIALS OR QUALITY OF ARCHITECTURAL DESIGN.

MOTION SECONDED BY MRS. KINSELLA.

ROLL CALL:

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

ARCOM 1/28/98

MOTION CARRIED 6-1.

Mr. Frank stated for the record that if another design comes back, it would have to be reduced in square footage to be considered for ARCOM review within one year.

Mr. Randolph stated for the applicant that the criteria within the Architectural Commission's ordinance is what the denial was based on, and that criteria is, that the project is essentially dissimilar from the other houses they are allowed to compare it to.

Mr. Moore said the town's zoning ordinance points out that the applicant may not be entitled to all of the maximums and minimums found in the ordinance under lot yard and bulk regulations.

Mrs. Baker said the numbers will tell more about a project than a beautiful rendering which gives the appearance of the house sitting in the middle of nowhere when in fact it's only 12 ½ feet from the lot line to the neighbor.

B108-97 New Single Family Residence

Applicant: Mrs. Lita Fromstein
Address: 238 Via Las Brisas
Architect: Architectural Alliance
Project Description: New One Story Single Family Residence.

This project was deferred from the December meeting.

Mrs. Frost-Golino, Mrs. Gingras, and Mrs. Kinsella said they spoke with the architect and reviewed the plans. Mr. Adams said he spoke with the architect.

Architect Carlos Martin presented a site plan and a street scape drawing of the proposed project. He said the square footage at 5,886 remained the same as the last presentation. He said the house will have stone quoins, arched casement windows and window surrounds. The rear elevation will have a small loggia and there will be a side loading three car garage. He said the front door will have side lites and a small transom above with stone work around the front entry.

Mr. Schuler noted that the drawings did not carry through with the banding on the transoms with all of the french doors. Mr. Martin said that it is the intent to carry through with the banding.

Mrs. Frost-Golino said she felt they are solving the site problems with the same program, the turned garage, the front facade set back, central portico entry and a roof that looks as though it is covering one large space. She said the project is a classical theme, but it is an asymmetrical building. She suggested a two-story classical Bermuda style with a front loading garage set back to the rear of the property so that the house is the most important element and not the garage.

ARCOM 1/28/98

The garage location was discussed and it was stated that front loading garages can be designed properly. It was also suggested to use a long driveway with a side loading garage at the rear of the property.

**MOTION BY MR. SCHULER TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MRS. KINSELLA.**

ROLL CALL:

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

MOTION FAILED 3-4.

Mr. Deziel said that stylistically they are not far from an approval. He said if the garage was designed differently, maybe in the back and a symmetrical front elevation he would be in favor of the project.

Mrs. Frost-Golino said she felt that the project needs a major design change. She said the style of the house does not go with the design/layout of the house and the house should work with the style.

**MOTION BY MR. DEZIEL TO DEFER THE PROJECT TO THE FEBRUARY MEETING.
MOTION SECONDED BY MRS. GINGRAS.
MRS. FROST-GOLINO OPPOSED.
MOTION CARRIED 6-1.**

B111-97 Demolition

Applicant: Mr. K.P. Knudsen
Address: 593 Island Drive
Architect: Robert L. Bell
Project Description: Request demolition of existing residence.

This project was deferred from the December meeting.

Mrs. Baker said she spoke with Mr. Bell and Mr. Grow.

Architect Robert Bell presented the project. He said the house was built in 1955 by John Stetson and

ARCOM 1/28/98

later modified in 1990 by Lindley Hoffman. Mr. Bell said the lot dimensions are 100' x 160', all of the existing buildings are 3,363 s.f. for an FAR of 21.01% and a CCR of 1.94.

Attorney Richard Grow addressed the Commission and stated his clients originally wanted to renovate the house and removed some carpeting, shutters and some landscaping. He said the replacement house will be a Mediterranean style and it will be built by Addison Development. He said the new house will be slightly larger, one story and similar in style with the new homes in the area.

Mr. Bell wanted to caution the applicant about designing a one story Mediterranean style home.

MOTION BY MR. SCHULER TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT OR TO BEGIN CONSTRUCTION WITHIN 30 DAYS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B1-98 Demolition & New Building/ Partial Demolition & Addition

Applicant:	The Breakers
Address:	One South County Road
Architect:	Peacock & Lewis Architects
Project Description:	Remove approximately 9,500 s.f. of ballroom and pre function space and construct a new addition to the existing hotel. This addition would encompass a new 15,000 s.f. ballroom with approximately 8,000 s.f. of pre function space. There will also be a service basement below the new ballroom of approximately 13,500 s.f. for storage and kitchen support facilities. Demolition of the existing 48,000 s.f. beach club, two-story cabanas and pool and build a new 20,000 s.f. facility comprised of a fitness center, 400 seat indoor/outdoor dining room and new cabanas will be constructed in the same location.

This project was deferred from the Town Council agenda to their February meeting.

MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

ARCOM 1/28/98

B3-98 Addition

Applicant: Mr. William W. Powell
Address: 211 Jungle Road
Architect: SMDA Architects
Project Description: An addition of a single story “garden room” of approximately 20' X 30'.

Architect Walter Schamu presented the project. He said the addition was designed to replicate Clarence Mack’s original design with metal roofs at the bay areas.

Mr. Bell was opposed to the roof line of the proposed project.

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

MOTION SECONDED BY MR. DEZIEL.

MR. BELL OPPOSED.

MOTION CARRIED 6-1.

B4-98 Addition

Applicant: Jay R. Jacknin
Address: 288 Via Marila
Architect: The Lawrence Group Architects
Project Description: New second floor addition to existing residence.

Mrs. Kinsella said she drove by the site.

Architect Richard Leja presented the project.

After discussion it was discovered that this project would require a variance for lot coverage. Therefore, the project was withdrawn and no commission action was necessary.

A. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A80-97 Architectural Style Change

Applicant: Richard True
Address: 581 East Woods Rd.
Architect: Henry Franky
Project Description: Modifications to existing house. Change of architectural style.

This project was deferred from the December meeting.

Architect Henry Franky presented the project and said the style will be changed from a Monterey to Mediterranean style. He said a laundry room and two small bay areas will be added.

Some of the Commission Members felt the symmetrical house and the gable roof would suit a Bermuda style better.

Richard True addressed the Commission at this time.

MOTION BY MR. SCHULER TO APPROVE THE PROJECT WITH THE PROVISION THE FIRST FLOOR, FRONT ELEVATION WINDOWS WILL BE BOUGHT INTO PROPORTION WITH THE FRENCH DOORS, USE FLAT RED CLAY ROOFING MATERIAL AND CHANGE THE COQUINA TO LIMESTONE ON THE DETAILING AND HAVE STAFF APPROVE THE CHANGES.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A1-98 Awning

Applicant: Mr. and Mrs. Felipe Malouf
Address: 1490 Via Manana
Contractor: American Awning Co.
Project Description: Install a white vinyl patio awning on the second floor.

Joe Matti presented the project.

MOTION BY MRS. GINGRAS TO APPROVE THE PROJECT WITH THE PROVISION TO PUSH THE "L" SHAPE AWNING INSIDE THE BEAM.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

ARCOM 1/28/98

A2-98 Landscape

Applicant: Phipps Estates Limited Partnership
Address: 211 Via Tortuga
Architect: Architectural Alliance
Project Description: Landscape & irrigation plans

Landscape Architect Hugh Johnson presented the project.

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SCHULER.**

ROLL CALL:

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

MOTION CARRIED 5-2.

A3-98 Landscape

Applicant: Miles & Shirley Fiterman
Address: 229 Via Las Brisas
Architect: Green Giant Landscape
Project Description: Landscape & irrigation plans

Monique with Green Giant Landscape presented the project.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING
FOR RESTUDY TO INCREASE THE GREEN SPACE.
MOTION SECONDED BY MRS. GINGRAS.
MOTION CARRIED UNANIMOUSLY.**

CONSENT AGENDA:

1. 180 Cocconut Row, Edward Elson, Smith & Moore Architects, Remove mansard roof from previously approved elevations.
Mrs. Baker declared ex-parte communication with Harold Smith and Mr. Elson.
2. 1263 North Lake Way, Hamblin Beattie & Loti C. Woods, Robert Bell Architect, Revision to entry and addition of a balcony to previously approved elevations.
Mrs. Baker declared ex-parte communication with Mr. Beattie.
3. 754 South County Road, Kenn Karakul & James Held, Thomas Kirchhoff Architect, extend loggia, make the garage two story and move it closer to the road, and add two bedrooms to the cabana.
Tim Frank said staff has determined the project needs a variance. Therefore, this item was removed from the consent agenda.

MOTION BY MR. SCHULER TO APPROVE THE CONSENT AGENDA.

MOTION SECONDED BY MRS. GINGRAS.

MR. BELL OPPOSED.

MOTION CARRIED 6-1.

VI. OTHER BUSINESS

Discussion took place regarding the consent agenda at this time. Mr. Moore said the idea of the consent agenda is to save time.

Mr. Beattie asked to have approval of a flat terra cotta roof and a beige house color from the original approval of a flat white cement roof and a yellow house.

MOTION BY MR. DEZIEL TO APPROVE THE ROOFING MATERIAL AND BUILDING COLOR CHANGE AS PRESENTED.

MOTION SECONDED BY MR. SCHULER.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank said that Mr. Malasky called him requesting a staff approval for a color change for his house on Jamaica Lane. He said Mr. Malasky has approval for a white flat cement roof and a yellow house. Mr. Frank said Mr. Malasky would like to have a flat terra cotta roof with a beige house approved.

MOTION BY MRS. KINSELLA TO APPROVE THE REQUESTED COLOR CHANGE.

MOTION SECONDED BY MR. BELL.

ARCOM 1/28/98

Discussion took place at this time regarding the style of the house and it was felt by some of the Commissioner's the architectural style and roof shape warrants a white roof.

ROLL CALL:

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

MOTION FAILED 3-4.

Mr. Moore asked the Commissioner's to give applicants more direction when making their comments about the project. It was decided to try to follow a plan of discussion and not discuss details until the concept has been discussed. It was decided to follow a four-part presentation; size, numbers, style and details. Mrs. Baker said the applicants have three chances for their presentation. The first time it's any ones' chance, the second time they have had suggestions from the first meeting and the third time they are either on target or they're not. It was felt that after three presentations and it is clear the applicant is not willing to "play ball" on the size issue they should deny the project and let them take it to the Town Council.

VII. ADJOURNMENT

MOTION BY MR. DEZIEL TO ADJOURN THE MEETING AT 3:50 P.M.

MOTION SECONDED BY MRS. FROST-GOLINO.

MOTION CARRIED UNANIMOUSLY.