

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

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Sally Gingras, Vice-Chairman
Ethel Kinsella, Member
Lowry M. Bell, Jr., Member
Robert Deziel, Member
Joanna Frost-Golino, Member (arrived at 9:10 a.m.)
Eric Adams, Member
Floyd Wideman, Alternate Member
Marvin Rosenberg, Alternate Member (arrived at 9:03 a.m.)
Gilbert Messing, Alternate Member
John C. Randolph, Town Attorney
Harry Ackerman, Assistant Building Official
Paul Castro, Zoning Administrator
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

**III. APPROVAL OF THE MINUTES FROM THE DECEMBER 17, 1999
MEETING.**

MOTION BY MRS. KINSELLA TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

IV. SWEARING IN PERSONS TESTIFYING

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

V. CONSENT AGENDA

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1. Mr. and Mrs. Flanagan, 1287 North Ocean Way, trellis to be supported by four columns.

Mr. Frank said the trellis can be seen from the right-of-way and it is an attractive trellis.

MOTION BY RMS. KINSELLA TO APPROVE CONSENT AGENDA ITEM #1.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

2. 650 North County Road, Inc., 650 North County Road, Ficus hedge along North County Road.

Discussion took place regarding the height of the ficus hedge along North County Road.

Attorney Wade Byrd, representing the developer of the property, asked to keep the hedge at the existing height of 12 to 13 feet.

Landscape Architect Steven Dauber presented elevation drawings and photographs of the existing hedge.

MOTION BY MR. ADAMS TO KEEP THE HEDGE AS IT IS AND TRIM IT UP.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B63-99 Additions

Applicant: James B. Vandergrift
Address: 428 Chilian Avenue
Architect: J. R. Saunders

Project Description: Proposed three car garage addition with a master bedroom above and proposed loggia extension.

This project was deferred from the September, October, November and December meetings.

There were no ex-parte communications regarding this project.

Note: Revised plans were not in the file prior to the meeting or given to staff after the presentation.

Architect J.A. Saunders presented drawings that he presented at the previous meeting and some new alternative drawings. One of the alternate choices was to recess the garage doors 5'6" behind stone columns and paint the doors to match the building. The existing barrel tile roof will be removed and replaced with a white flat concrete tile.

The Commission preferred the plan with the recessed garage doors and the flat white roofing material. It was suggested to fill in the end of the arcade at the garage and use a ½ column. The height of the front door should be raised or the french doors above should be made smaller. The hedge should have a cut out for access into the driveway to conceal the garage.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE FRONT DOORS TO AN 8 FOOT HEIGHT, FILL IN THE SIDE WALL UP TO THE COLUMN AND INCORPORATE A ½ COLUMN, USE A CENTER CUT DRIVEWAY IN FRONT OF THE CENTER DOOR OF THE GARAGE WITH THE HEDGES MAINTAINED ON EITHER SIDE TO CONCEAL THAT.
MOTION SECONDED BY MRS. GINGRAS.

ROLL CALL:

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

MOTION CARRIED 6-1.

B89-99 Modifications and A42-99 Roof

Applicant: Carol B. Wheeler
Address: 226 Merrain Road

Project Description: Replace square wooden porch columns with round cast stone columns. Install 7" wide cast stone trim around the garage doors and on either side of the front entrance door and install cast stone seals under the windows.

(Reconsideration of the roof was applied for after denial at the September meeting.)

These projects were deferred from the October, November and December meetings.

The attorney requested removal from the agenda.

MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B94-99 Demolition and New Duplex

Applicant: J. L. Cole
Address: 425 Chilian Avenue
Architect: SKA Architects
Project Description: Demolition of existing apartment building and
construction of a new two-story duplex.

This project was deferred from the October, November and December meetings.

Mr. Deziel, Mr. Schuler and Mr. Adams said they met with the architect.

Architect Patrick Seagraves presented a size comparison chart for the neighborhood and said there are a variety of building sizes in the area. The Mediterranean style townhouse will be one and two-stories with a covered porch balcony on the front elevation.

Mrs. Gingras felt the two windows in the garage of the east unit did not relate to the second story element.

Mr. Adams said the flat head and arched windows lacked unity.

Mrs. Frost-Golino noted that the center section of the house looked like four disparate parts that did not go together.

Mr. Bell felt the two entries should be different and it should look more like a residence rather than a duplex.

MOTION BY MR. BELL TO APPROVE THE PROJECT SUBJECT TO CHANGING ONE OF THE ENTRANCES TO BE MORE INDIVIDUALISTIC, HAVE STAFF REVIEW THE CHANGE AND ALIGN THE TWO WINDOWS ON THE RIGHT SIDE GARAGE MORE WITH THE TWO-STORY PORTION OF THE HOUSE.

MOTION SECONDED BY MR. DEZIEL.

MOTION CARRIED UNANIMOUSLY.

B118-99 New Residence

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

The applicant requests removal from the agenda.

**MOTION BY MRS. KINSELLA TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B121-99 New Residence

Applicant: 150 Dunbar, Inc.
Address: 150 Dunbar Road
Architect: The Lawrence Group
Project Description: New single family house with two new cabanas,
swimming pool and site walls.

This project was deferred from the December meeting.

There were no ex-parte communications disclosed.

Architect Eugene Lawrence passed out updated statistical calculation sheets which indicated an FAR of .38. He said the living room ceiling was lowered and both side yard setbacks were increased by two feet. The building will have a four foot overhang all around it with two feet of the four feet being counted as land cover, so the building itself will be substantially less than the land cover. They restudied the central two-story portion of the house and the blank wall to the east. A balcony and a full height door were added in the center mass of the two story portion, and an earth tone marble fountain was added to the solid wall on the east side.

Chairman Schuler said that a note on the file indicated than no new plans had been received by the town prior to the meeting.

**MOTION BY MR. BELL TO CONTINUE WITH THE PRESENTATION.
MOTION SECONDED BY MRS. KINSELLA.
MOTION CARRIED UNANIMOUSLY.**

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Mr. Lawrence presented elevation drawings showing a trellis between two cabanas. Mr. He agreed to investigate changing the arch on the marble fountain to a square top.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B123-99 New Residence

Applicant: Erik Waldin

Address: 247 Jungle Road

Architect: SKA Architects

Project Description: New two-story Mediterranean style single family home.

This project was deferred from the December meeting.

Mr. Schuler, Mrs. Gingras, Mr. Adams and Mr. Wideman said they met with the architect and reviewed the plans. Mr. Deziel said he met with the architect.

Architect Patrick Seagraves introduced property owner Erik Waldin and passed out project booklets. Mr. Seagraves said they took out approximately 1,000 square feet from the home and set it back another 7'6" on the side. They also took four feet from the dining room and created an indentation in the west facade.

Mrs. Frank Miller, who resides at 240 Jungle Road, addressed the Commission. She said her husband wrote a letter citing a portion of the town's codes which states the proposed project should be in harmony with the existing buildings in the area. She felt the proposed project was too "mini-mansion" looking for the street.

A five minute break was called at this time.

Mr. Frank read the letter from Mr. Frank A. Miller requesting that the project not be approved as proposed because he felt it was excessively dissimilar to the other structures in the area.

The Commission made the following comments:

1. Make the cast stone surround at the front door appear less forbidding.

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2. The 1,000 square foot reduction in the rear of the house did not help to reduce the mass of the front.
3. The solid, two-story mass on the west elevation is still heavy looking for the neighbors.
4. Only one other house has a larger CCR of 4.3 in the area.
5. The formal style of the building looks massive from the street.
6. The house was not intrusive on the street at all, and that the 1,000 square feet could be put back because it does not affect the appearance from the street.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO REDO A LITTLE BIT OF THE STONE WORK, LIGHTEN IT UP IN THE FRONT SO THAT WE HAVE A SLIGHTLY LESS FORTRESS LIKE LOOK.
MOTION SECONDED BY MRS. KINSELLA.

Mr. Schuler felt the stone work should be simplified and the change should be reviewed by the Commission.

ROLL CALL:

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

MOTION FAILED 3-4.

Mr. Deziel felt the west elevation was long, massive and tall.

Mr. Schuler felt the surrounds on the windows need to be simplified and not so imposing looking.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING

TO SIMPLIFY AND RESTUDY THE FRONT ELEVATIONS, CONSIDER ONE-STORY IF THEY WANT TO, CONSIDER DOING OTHER SIMPLIFICATIONS TO IT TO MAKE IT LESS MASSIVE, AND TO DEFINITELY ADDRESS THE WEST ELEVATION BY, MAYBE EVEN REDUCING SOME OF THE TWO-STORY MASSIVENESS ON THE WEST ELEVATION.

MOTION SECONDED BY MR. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

B124-99 Two New Townhomes

Applicant: Arturo Burigatto

Address: 205 Atlantic Avenue

Architect: SKA Architects

Project Description: New construction of two-story Mediterranean style townhomes.

This project was deferred from the December meeting.

This item was called after item #B130-99 on the agenda.

Court Reporter Marian Grace was present to record the proceedings of this presentation.

Mr. Schuler, Mr. Wideman and Mr. Adams said the spoke with the architect regarding the project.

Chairman Schuler said that Mr. Wideman would be a voting member for this project as Mr. Deziel was away from the meeting at this time.

Attorney Ron Kolins said the neighborhood has large apartment buildings, large homes and interspersed are a couple of little cottages which were left out of the size comparisons as he felt the numbers would be skewed by them.

Architect Pat Seagraves said the two unit duplex building will be a Mediterranean style with trellis' above the one-story, side loading garage elements. He said his client feels very strongly about a Mediterranean style building.

The Commission felt there were almost no differences between the two units and that not a lot of imagination was put in the form of the building. It was suggested to consider another style of architecture for the duplex.

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Mr. Seagraves did not have a streetscape drawing of the proposed project and the buildings on either side of it. Mrs. Frost-Golino felt the drawing was very important for the presentation.

Some of the Commission felt the front doors were too formal for the trellis work making the styling inconsistent and that the building should look more like two single family homes.

Mr. Deziel returned to the meeting at this time.

Mr. Kolins said the neighborhood has all kinds of structures. His client wishes to build a Mediterranean style duplex as he feels they are more marketable in this town.

Mr. Bell said this project is not in keeping with the duplex feeling they want in town and that the entire project needed to be restudied. Just changing the doors will not be enough it will have to be a major change. And that the size of the project has not been discussed so far as the architecture is still an issue.

Mr. Kolins asked to have the project deferred to later in the meeting so that Mr. Seagraves could get the streetscape drawing from his office.

MOTION BY MR. BELL TO DEFER THE PROJECT TO LATER IN THE MEETING TO LOOK AT THE STREETSCAPE DRAWING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B126-99 New Pump House

Applicant:	Town of Palm Beach
Address:	Northeast corner of Seminole Avenue and Bradley Place.
Architect:	Brower Architectural
Project Description:	Motor control house for remote pumps

This project was deferred from the December meeting.

The architect requested a project deferral at the Town Engineer's request.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B129-99 New Residence

Applicant: Mr. And Mrs. Andrica
Address: 300 Arabian Road
Architect: REG Architects
Project Description: New two-story CBS single family residence.

This project was deferred from the December meeting.

Court Reporter Marian Grace was present to record the proceedings of this agenda item.

Mrs. Gingras, Mr. Schuler and Mrs. Kinsella said they spoke with the architect.

Architect Rick Gonzalez said the lot was subdivided and there is a second house planned for the other lot. The project is a one-story Mediterranean style designed around an interior courtyard. The rope columns and the heavy surrounds were removed from the windows at the Commission's request last month. A cornice detail was added at a 2/3 height around the house. Mr. Gonzalez discussed the architectural styles and sizes of the neighbors' homes and presented project description booklets.

The site wall was discussed and it was felt to be too formal and too dissimilar for the house. They asked the architect to include the wall with the landscaping plans when they come back for review at a later date.

Mr. Frank referred to Mr. Gonzalez's CCR study and said that two large properties to the north should not have been included in the study as they are beyond 200' of the subject property.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

B130-99 New Residence

Applicant: Josh Mendelsohn
Address: 215 Coral Lane
Architect: Scott Disher

Project Description: New two-story residence, British Colonial with side entry, single story garage including hardscape and landscape.

This project was deferred from the December meeting.

Chairman Schuler moved this project behind project #B123-99.

Mr. Schuler, Mr. Wideman and Mr. Adams said they spoke with Mr. Paine and Mr. Mendelsohn. Mrs. Gingras and Mrs. Kinsella said they spoke with Mr. Paine

Note: The plans presented at the meeting were not given to staff prior to or after the meeting.

Attorney/Architect Jim Paine introduced property owner Josh Mendelshon and passed out project summary booklets. He said the square footage was reduced by 250 square feet, making the total square footage 5,316. The width of the building was reduced as well as the width of the entry element. The British Colonial pediments on the one-story elements were removed and replaced with a hip extension to articulate the windows.

The Commission felt that the one-story elements had too many roof forms. They preferred the wider entry element and balcony as shown on the original drawing.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO USE THE NEW ROOF LINE AND REMOVE THE TWO PEDIMENTS, TO USE THE CENTRAL FACADE AS SHOWN ON THE ORIGINAL DRAWING AND TO USE THE ROUNDED WINDOWS ON THE TWO ONE-STORY WINGS.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Mr. Deziel left for the rest of the meeting at this time.

The meeting was reconvened at 1:45 after a lunch break.

Item number **B124-99** was heard again at this time.

Court Reporter Marian Grace was present to record the proceedings of this project.

Attorney Ron Kolins asked the Commission to review some renderings he felt responded specifically to some of the comments the Commission made during the earlier presentation.

Architect Pat Seagraves presented elevation drawings and a streetscape drawing.

Mrs. Frost-Golino noted that there were no other Mediterranean style buildings on the Streetscape.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO ADDRESS ALL OF THE COMMENTS THAT WERE MADE EARLIER IN THE MEETING ABOUT NOT MAKING IT LOOK LIKE A DUPLEX, TO MAKE IT LOOK MORE LIKE SINGLE FAMILY HOMES.

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

Further discussion regarding the project took place at this time. It was stated that by looking at the streetscape drawing the building was too large based on what is immediately surrounding it. Because of what is across the street and down the street that tends to mitigate the size. Perhaps the Mediterranean style could be simplified or they could choose another style. The architect was asked to study the style, the way it looks, and how it relates to the immediate surroundings. It was suggested to style something other than the typical cruciform Mediterranean where you pull in, turn right, and there is a garage door with the front door right next to it. Mr. Seagraves was reminded that there were two projects last month that solved some of those problems and perhaps he should look at them.

B. NEW BUSINESS - MAJOR PROJECTS

B1-00 Demolition and New Two-Story House

Applicant: Palm Beach Tamarin, Inc.
Address: 322 -326 Australian Avenue
Architect: SKA Architect

Project Description: Demolition of existing two-story apartment building and construction of new two-story house.

Mr. Schuler, Mr. Adams and Mr. Wideman said they spoke with the architect.

Architect Pat Seagraves read the demolition letter which stated that the two-story apartment building was built in 1951, it was designed by Dillard Duff and is in fair condition. Mr. Seagraves said there is another four unit building at 322 Australian Avenue that was built in the 1920's which is in fair condition.

Note: No demolition letter was received for the record regarding the building located at 322 Australian Avenue.

MOTION BY MRS. GINGRAS TO APPROVE THE DEMOLITION OF BOTH BUILDINGS WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves passed out neighborhood size comparison charts and said the proposed project is a Bermuda style, single family residence. The first floor windows will have an "eased" arch and the

second floor will have flat head windows. The main plate height will be at 21 feet and the highest portion of the house will be at 22 feet. There will be a covered loggia on the back placed between two wings. A circular motor court will enter at the middle of the lot and the garage will face the west which will not be seen when driving down the one-way street.

Mrs. Gingras asked what the square footage of the existing buildings were as it may help prove that the proposal has a similar amount of square footage. Mr. Seagraves did not include the square footage on his demolition report. She said it is a very nice house, but not convinced that it fits within the neighborhood.

It was stated that it is not dissimilar in terms of style, but it may be too large. It was suggested to extend the streetscape further as there may be structures that would help to mitigate the proposal. The architect was asked to do a comparison of how far back the project and the houses on either side sit from the road. The Commission felt they needed more numbers in order to decide if the size of the project fits in with the neighborhood.

Mr. Bell asked Mr. Seagraves to look at 328 Australian as he felt the numbers on his size comparison chart were not correct.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO BRING AN EXPANDED STREETScape DRAWING AND TO INCLUDE MORE DETAIL ON THE SMALLER HOUSES WITH THE TWO STORY UNITS BEHIND THEM AND COME IN WITH THE NUMBERS FOR THE EXISTING HOUSES. MOTION SECONDED BY MRS. KINSELLA.

MOTION

CARRIED UNANIMOUSLY.

B2-00 New Residence

Applicant: Arturo Burigatto

Address: 250 Country Club Road

Architect: SKA Architect

Project Description: New two-story Bermuda style family house.

Mr. Schuler, Mrs. Gingras and Mr. Adams said they spoke with the architect and discussed the plan.

Architect Pat Seagraves said the proposed project will have a building coverage of 24%, landscape 56%, hardscape 19.5%, FAR of 39% and a CCR of 4.2. There will be a driveway leading to a court yard wall with pedestrian gates at the center of the property and a driveway at the east end which will lead into the side loading garage.

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Note: There were no drawings of the pedestrian gates presented at this meeting and the building colors were not noted on the ARCOM application, but the colored drawings indicated a pink building and white flat roofing material.

It was stated that the two-story mass stretches from set back to set back and that one-story elements could be done at one end or the other by possibly reorienting the stairway. It was stated that Country Club Road was a one-story street with small houses. The Commission recently approved the project at 242 Country Club Road which has a CCR of 3.9. This proposal is bumped up an extra 300 square feet with a CCR of 4.2. It was commented that the one-story entry popped out on the front elevation. It was felt the design was lovely, but it should not be larger than what was approved before.

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

Dr. Rosenberg said they should not fault the applicant for coming in with a project very close to the same size as a house that has already been approved.

Mrs. Gingras responded by saying that they should come in at or lower than the house next door, and the square footage should be taken out where it can be seen.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO REDUCE THE SIZE OF THE HOUSE, BUT DO IT IN THE FRONT, NOT IN THE REAR TO REDUCE THE MASSIVE APPEARANCE FROM THE STREET AND THAT THE STYLE OF ARCHITECTURE IS FINE.

MRS. KINSELLA WITHDREW HER MOTION AND SECONDED MR. BELL'S MOTION.

MOTION CARRIED UNANIMOUSLY.

B3-00 New Residence

Applicant:	Mr. and Mrs. Patrick Guarini
Address:	260 Southland Road
Architect:	Ames Design International
Project Description:	New residence

Mr. Frank said the architect requested a deferral for a month.

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

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

B4-00 Remodel

Applicant: Palm Beach Country Club
Address: 760 North Ocean Blvd.
Architect: Peacock & Lewis

Project Description: Remodel an existing main clubhouse, including addition of two new exit stairs and enclosure of a rear second floor porch.

Mr. Messing said he discussed the project with some of the members of the Country Club.

Jackie Miller representing the Palm Beach Country Club presented the project. She said there will be only minor improvements to the outside of the building. Two windows will be removed from each side of the building, a covered porch will be enclosed on the front, a stairway will be removed, and a new one will be built at the end of the building.

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

B5-00 Addition

Applicant: The NOB Land Trust
Address: 1021 North Ocean Blvd.
Architect: Smith Architectural Group

Project Description: New 302 sq. ft. addition to one-story guest house.

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No ex-parte communications were disclosed.

Architect Jeffrey Smith presented a photo board of the existing house. He said the project will be a one-story addition to an exiting one-story guest house which includes a chimney added to the front elevation.

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

B6-00 Addition

Applicant:	Mr. and Mrs. Robert May
Address:	135 Gulfstream Road
Architect:	SKA Architect

Project Description: Two-story addition to match existing roof slopes, fascia details, doors and windows.

Mr. Schuler, Mrs. Gingras, Mrs. Kinsella, Mr. Wideman and Mr. Adams said they discussed the project with the architect.

Mr. Frank said the architect had two different proposals that were submitted late the night before the meeting and they were not in the file.

Architect Jackie Albarran said the majority of the Commission Members she met with preferred alternative drawing "A." She presented a site plan showing the new garage, a new two-story entry addition and a new guest house located at the rear of the house. She said the existing garage had 8 foot wide doors. They needed to create a standard size garage facing the side so that it will not be seen from the front. They would like to sandblast the existing whitewashed brick on the building, but if the brick is not a good quality they would like to paint the house light beige. She said her clients preferred the plain, straight pickets for the balcony railings rather than what was shown on the drawings. Mrs. Albarran said her client wanted to ask for approval of barrel tile roofing material. She said there are two landmarked houses in town that are Monterey style with barrel tiles on the roof.

Mr. Bell preferred the roof on the guest quarters in drawing "B" which was gabled toward the

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neighbor.

MOTION BY MR. WIDEMAN TO APPROVE DRAWING “A” AND TO USE FLAT ROOFING TILE IN ANY COLOR.

MOTION SECONDED BY MR. ADAMS.

MR. BELL OPPOSED.

MOTION CARRIED 6-1.

C. DEFERRALS AND CONTINUATIONS -MINOR PROJECTS

A1-00 Landscape/Hardscape

Applicant: William Koch
Address: 974 South Ocean Blvd.
Architect: Bridges, Marsh & Carmo
Project Description: Landscape/Hardscape design for proposed residence.

There were no ex-parte communications disclosed.

Architect Craig Hallenquist introduced Landscape Architect Robert Truskowski. He said they will ask for approval of a pool cabana and a boat house to be heard at a later date because the Town Council needs to review them first.

Mr. Truskowski said all of the existing trees will be relocated on the property. The entrance will be a traditional plantation style with palms planted at the front entrance. The paving will include cart paths for access to the lower areas of the property. The existing wall along the front of the property will be raised to a six foot height and it will have salt tolerant landscaping planted in front of it. There will be a garden area with a pond and a small sculpture. Seagrapes and May Pan cocoanut palms will be planted in the windy sections of the property and a clipped ficus benjamina hedge will be planted in the lower area which will provide privacy along the property lines. Mr. Hallenquist said the engineer has changed the drainage system to the north west area of the property which will be driven away from the property lines.

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

MOTION SECONDED BY MR. ADAMS

MOTION CARRIED UNANIMOUSLY.

A2-00 Sign

Applicant: Palm Beach Park Center LTD.
Address: 450 Royal Palm Way
Contractor: Baron Sign
Project Description: Install new letters text to read "Camper and
Nicholsons"

A representative of Barron Sign Company presented the project. He said the applicant would like to change the sign to all uppercase lettering.

Mr. Frank said the existing sign exceeds the code and the proposal is at the maximum size that the code allows. He believed that in proportion to the building, the sign was too large so he would not give it a staff approval. There are also bronze plaques on the building which adds to the size factor. The sign will be seen coming over the bridge and he felt it would be very large advertising.

**MOTION BY MRS. KINSELLA TO LEAVE THE SIGN THE WAY IT IS.
MOTION SECONDED BY MR. ADAMS.**

The applicant asked why he was being denied the sign as he was within all of the zoning codes. He was informed of the criteria for the issuance of a building permit and the Architectural Commission's role.

**AMENDED MOTION BY MRS. KINSELLA TO DENY THE PROJECT.
MOTION SECONDED BY MR. ADAMS.**

It was felt the applicant did not supply enough information to determine if the sign is in proportion to the building. Mr. Schuler told the applicant he could come back with a perspective drawing showing the proposed sign on the building.

**AMENDED MOTION BY MRS. KINSELLA TO DEFER THE PROJECT TO THE
FEBRUARY MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A3-00 Landscape/Hardscape

Applicant: Chopin, Trustee
Address: 309 Wells and 345 North Lake Way
Architect: Madison Cox
Project Description: Landscape and hardscape

Attorney Frank Chopin addressed the Commission and said they only had preliminary landscape plans at this time.

Landscape Architect Madison Cox presented different paving patterns for the driveway, motor court, patios and walkways. He presented samples of the Chicago brick and lime stone and said that in some areas tinted concrete will be used.

Architect Jeffrey Smith said there will be three gates on the property. The pedestrian gates on North Lake Way will be wooden in a Chinese Chippendale pattern on the upper portion of the gate. The driveway entrance gates and service gates will be metal in a traditional British Colonial design.

Mr. Chopin mentioned the lighting plan for the property. He said there is security lighting which would only come on if there was an intrusion.

After much discussion it was felt that the staff needed to review the lighting plans as it indicated 900 lights with some of fixtures having four heads with 50 watt bulbs.

MOTION BY MR. BELL TO APPROVE THE GATES AND THE HARDSCAPE AS PRESENTED AND TO DEFER THE LIGHTING PLAN TO THE FEBRUARY MEETING SO THAT SOMEONE FROM JEFF SMITH'S OFFICE CAN MEET WITH TIM FRANK AND REVIEW IT TO BE SUBMITTED BACK TO ARCOM AT A LATER DATE.

After discussion, Mr. Bell changed his motion.

AMENDED MOTION BY MR. BELL TO ALLOW TIM FRANK TO STAFF APPROVE THE LIGHTING PLAN.

MOTION SECONDED BY MRS. KINSELLA

MRS. GINGRAS OPPOSED.

MOTION CARRIED 6-1.

Mrs. Gingras said she would like to see the lighting plan come back for review.

A4-00 Landscape

Applicant: Mr. John Kean
Address: 227 Miraflores Drive
Architect: Jeff Blakely
Project Description: Landscape and hardscape

Landscape Architect Jeff Blakely said the house is a Bermuda style so they will keep the landscaping very clean and simple. Four royal palms will remain at the front of the property and a cluster of palms will be planted at each of the entrances. A very large fish tail palm, a travelers palm and a podocarpus will be planted together as a grouping to screen the neighbor.

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

A5-00 Landscape

Applicant: Sandra G. Krakoff
Address: 200 Emerald Lane
Architect: Lang Design Group
Project Description: Landscape design

Landscape Architect John Lang said that an existing banyan tree will remain while other plant material will be moved further away from the road. The front of the house will be framed with a large group of coconut palms on each side and each window across the front will be framed with gardenias. He said the owner would like to have approval of four six-foot columns at the end of the hedges.

Mrs. Kinsella asked Mr. Lang to plant more fishtail palms along the existing hedge to add an extra five feet in height to block out the second story of the house from Crescent Drive.

**MOTION BY MRS. KINSELLA TO APPROVE THE PROJECT WITH THE PROVISION
TO HAVE THE HEDGE AT A HEIGHT OF 15' AND ADD WHATEVER TYPE OF PALM
THE ARCHITECT WOULD LIKE TO USE TO ADD ANOTHER FIVE FEET, CREATING
A TWENTY FOOT BUFFER ZONE TO CONCEAL THE SECOND FLOOR OF THE
HOUSE AND ADD ADDITIONAL PLANTING ON THE EAST AND WEST SIDE.
MOTION SECONDED BY MRS. GINGRAS.**

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Mr. Lang wanted to clarify that they won't be able to add to that hedge, they can only put palms in it. He wanted a little leeway to go out to the site himself to look at the facade of the building.

MOTION CARRIED UNANIMOUSLY.

A6-00 Landscape/Hardscape

Applicant:	Franklin DeMarco
Address:	321 Brazilian Avenue
Architect:	Lang Design Group
Project Description:	Landscape and hardscape design

Landscape Architect John Lang said they propose a circular driveway in the front of the building with a long driveway leading to the two car garage at the rear of the lot. He said the project is at the minimum for greenspace requirements. The spa will be located between the garage and the main residence and it will look like an old fountain ruin in the middle of some zoysia sod.

Mr. Wideman was concerned that there would not be enough room to plant palm trees along the sides of the property because of the location of the existing site walls. Mr. Lang said he assumed there were footers in walls that would not project beyond the walls.

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

MOTION SECONDED BY MRS. KINSELLA.

MOTION CARRIED UNANIMOUSLY.

A7-00 Columns

Applicant:	Gale Brophy
Address:	1139 North Ocean Blvd.
Architect:	Michael Clark
Project Description:	Change style of approved eight columns from brick to cast lion head design.

Mr. Bell said he spoke with the owner Ms. Brophy.

Architect Michael Clark presented the project. He said he has received some staff approvals from Tim Frank regarding this project. Mrs. Brophy found some stone columns with lions heads that she liked better than the previously approved brick columns. He said they picked up some of the cast stone that was in the columns to use for trim around the windows.

Mrs. Brophy said the windows had to be replaced and when they were removed, the brick around

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them crumbled. They could not match the brick so they filled in the gaps with the cast stone.

Mr. Frank said he staff approved some of the project changes that were still in keeping with the Monterey style. He had a problem with the columns because they did not go with the Monterey Style. He said the inspector red-tagged the job because certain things have been put on the site that were not on the approved plans.

Mrs. Gingras said the cast stone column bases on the balcony were inappropriate.

Mr. Clark said the will use a square aluminum for the six column bases on the balcony as the cast stone was too big. He asked for approval of 1/2 round columns that would be attached to the brick on the building.

Mrs. Gingras suggested limiting the lion head design to the two entrances on North Lake Boulevard and chisel the lion head design off of the other columns.

MOTION BY MR. WIDEMAN TO GO BACK TO THE BRICK COLUMNS THAT WERE ORIGINALLY APPROVED AND THEY SHOULD COME BACK TO THE FEBRUARY MEETING WITH THEIR RECOMMENDATIONS WITH WHAT THEY WANT TO DO WITH THE COLUMNS ON THE UPSTAIRS PORCH WITH THE PROVISIO THAT THEY NOT BE CAST STONE AND THEY WILL NOT BE ROUND.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

Mrs. Gingras suggested when looking for columns on the balcony, to look at the other Monterey style homes in the neighborhood.

Mrs. Brophy said she had staff approval for the cast stone Lion head columns.

Mr. Frank said they have a staff approval for simple cast stone columns that Mr. Clark brought to him earlier and what he approved did not show up on the site.

Mrs. Frost-Golino suggested approving either the brick columns or the simple cast stone column that Mr. Frank previously staff approved, and if neither one of them satisfies Mrs. Brophy, then they can come back with other suggestions.

Note: To clarify the project description, the cast stone site columns, the cast stone balcony columns and the cast stone window surrounds were the subjects of discussion at this meeting.

MOTION BY MR. WIDEMAN TO APPROVE EITHER THE BRICK COLUMNS OR THE SIMPLE CAST STONE COLUMNS THAT WERE PREVIOUSLY STAFF

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APPROVED.

MOTION SECONDED BY MRS. GINGRAS.

MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

The next meeting of the Architectural Commission will be held on February 23, at 9:00 a.