

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
TUESDAY, DECEMBER 19, 2000 AT 9:00 A.M.
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
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Leslie Shaw, Member
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Lesley Hogan, Town Attorney
Robert L. Moore, Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Lowry M. Bell, Jr., Vice-Chairman
Please note that Mr. Bell's absence was not classified as excused.

III. APPROVAL OF THE MINUTES FROM THE NOVEMBER 17, 2000 MEETING.

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

IV. SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT DEFERRALS

B91-00 New Residence

Applicant: Zdzislaw Ciomek and Janina Radtke
Address: 640 Island Drive
Architect: Smith and Moore Architects
Project Description: New two-story residence of the Mediterranean revival style.

This project was deferred from the October and November meetings.
The architect requests a deferral to the January meeting.

B100-00 Additions and Renovations

Applicant: Barry Pinciss and Joanne Warshaver
Address: 223 Seminole Avenue
Architect: Brower Architectural Associates
Project Description: Addition of two-story stair case, addition of swimming pool, renovation of a driveway, general interior renovation, demolition of a two-story portion, front elevation renovation.

This project was deferred from the November meeting.
The architect requests a deferral to the January meeting.

B103-00 Addition

Applicant: Linda A. Gary and Michael Belisle
Address: 280 List Road
Architect: Robert L. Bell
Project Description: Second Floor addition, raise first floor tie beam elevation, new windows (size and type).

The architect requests a deferral to the January meeting as this project requires a variance.

**MOTION BY MR. WIDEMAN TO DEFER PROJECT NUMBERS B91-00,
B100-00 AND B103-00 TO THE JANUARY MEETING.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B82-00 Pool House

Applicant: Dan Swanson
Address: 1960 South Ocean Boulevard
Architect: Phoenix Architects
Project Description: Pool house.

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

There were no ex-parte communications disclosed.

Dan Swanson stated the revisions to the project include a reduction in size of the stair element, the building height lowered by two feet, and the pool house was moved farther away from the main house on the site.

It was felt that the changes were an improvement, but the south wall looked blank and the size of the foot print of the building had not changed.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. MESSING.**

ROLL CALL:

MR. SHAW	YES
MR. MESSING	YES
MR. ADAMS	YES
MR. WIDEMAN	NO
DR. ROSENBERG	NO
MR. HOFFMAN	YES
MR. SCHULER	YES

MOTION CARRIED 5-2.

B90-00 New Residence

Applicant: Mr. And Mrs. Marc Haisfield
Address: 206 Dunbar Road
Architect: Smith and Moore Architects
Project Description: Construction of a two-story Mediterranean style residence.

This project was deferred from the October and November meetings.

Mr. Shaw and Mr. Adams said they met with Marc Haisfield and Jon Moore. Mr. Wideman and Mr. Hoffman said they met with Jon Moore. Mr. Schuler said he received a telephone call from Jon Moore. Dr. Rosenberg said he met with Mr. Haisfield.

Architect Jon Moore introduced his associate Peter Papadopoulos and presented the project. A circular driveway from Dunbar Road will be added and an existing curb cut and driveway will remain off of North County Road. The Mediterranean style home will have a mission barrel tile roof, cast stone surrounds and sills, wood shutters, clad wood impact windows and doors and a textured stucco finish. The colors include a light salmon for the walls, a sea foam green for the window and door trim and natural wood for the shutters. The house will be 7,800 square feet with a CCR of 3.88.

It was remarked that the architect took advantage of the long narrow piece of property and the massing was well broken up by having two story masses connected by a one story mass.

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

B. NEW BUSINESS - MAJOR PROJECTS

B102-00 Demolition and New Residence

Applicant: Mrs. Karen True
Address: 230 El Pueblo Way
Architect: Smith and Moore Architects
Project Description: Demolition of an existing residence and construction of a new two-story residence.

There were no ex-parte communications disclosed regarding this project.

Architect Harold Smith presented the demolition portion of the project. The existing 3,800 square foot residence was designed by Architect August Swarz in 1953 and the home was constructed in 1955. The structure exhibits no historical or architectural significance.

**MOTION BY MR. SCHULER TO APPROVE THE DEMOLITION WITH THE
USUAL CONDITIONS.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

Mr. Smith said the neighborhood has a mixture of architectural styles. This project has the two story mass positioned toward the center of the site with flanking one-story wings. The driveway will run along the west side of the property leading to the garage at the rear. A Dutch gabled entry feature will be in the center of the first floor with balconies on either side of it. The building will have a horizontal stucco band and painted a lighter color at the second floor level giving the building an illusion of less height. The roof will have a broken pitch with white concrete roofing material. Aluminum clad casement impact windows will be used with decorative shutters. The south elevation will have a loggia with a deck above it.

It was stated that the windows on the second floor appear to be close to the soffit and the roof line. The two color combination was felt to accomplish the objective of reducing the verticality of the building, but may not be very pleasing. The windows with the transoms on the first floor were also thought to contribute to the vertical massing of the house at a height of eight feet.

Mr. Smith said the crown molding was brought down to the window heads intentionally and he agreed to further restudy the building colors.

Tim Coffield, who resides at 236 El Pueblo Way, said the revised building colors differed from the ARCOM application which indicated shades of grey and black shutters. He was also concerned with the driveway location and suggested a property wall for his privacy or to relocate it.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE TRANSOM FROM THE FRONT WINDOWS ON THE SINGLE STORY WINGS, AND TO CONSTRUCT A SEVEN-FOOT HIGH WALL ALONG THE WEST PROPERTY LINE.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B104-00 Demolition and New Residence

Applicant: Howard Gittis, and Raymond and Maria Floyd
Address: 1906 South Ocean Boulevard
Architect: Portuondo Perotti Architects
Project Description: Demolition of existing structures and construction of a new single family home.

Mr. Schuler, Mr. Hoffman and Mr. Adams said they met with the applicant's attorney and reviewed the plans.

Mr. Frank said that revised plans were received two days before the meeting. The project did not meet the zoning code due to several three story portions. He said the architect and staff members met and they may have resolved the problems. Staff recommended reviewing the project with the provision that all portions that do not meet the code, do meet the code before any building permits are issued.

Attorney Frank Chopin said the building department would not give them a permit if the project did not meet the zoning code and that they had a problem with the graphic artist. He presented the demolition portion of the project and photographs of the existing house. He said it was designed by architect Henry K. Harding and built in 1960 by Robert Gottfried for Mr. and Mrs. Hall.

Mr. Wheelock asked if there was a plan indicating what landscaping will be removed, and if any landscaping will remain.

Mr. Chopin did not have a landscape plan.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE
USUAL REQUIREMENT TO SEED OR SOD AND IRRIGATE THE LOT.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Architect Raphael Portondo presented the two and three-story British Colonial style home which will be painted yellow and have a slate roof. The living room, dining room and the library will have doors that completely open and connect with the loggia facing the lake. He said the lower section of the three stories will be used for storage.

Mr. Sidney Ross, who resides at 1902 South Ocean Boulevard, addressed the Commission and asked how the driveway will be buffered from his property as it is located on the edge of the property line.

Mr. Chopin said a permit would not be issued if they did not meet the legal set back

requirements for the driveway. They were not at this meeting for hardscape and landscape approval and they will come back to address these issues as they have not yet been resolved. He assured Mr. Ross that his property will be buffered so that nothing in terms of driveways, parking areas or service areas will cause him any difficulty.

Much discussion took place regarding the third level of the house. It was recommended to rusticate the bottom level for the appearance of support for the lighter structure above which would eliminate the vertical and massive appearance of this elevation. A deed restriction was discussed to ensure that the basement level would never be used for habitual space. It was suggested to raise the finished grade level to create lower ceiling heights eliminating any temptation to inhabit this space. Mr. Moore said that the attorney that would represent any subsequent purchaser would be apprised of the fact that this area is a basement and the new owner may not convert it into habitual space. If it were converted without a permit, they would put the ability to sell the house in jeopardy which would mean it does not comply with all of the zoning regulations.

Mr. Chopin said that he would have preferred to have a scale model for the presentation which would indicate the areas that have the three stories, but they didn't have time and it is very expensive. He said they will not violate the zoning code.

It was stated that a concept of the perimeter hardscape and landscape should be reviewed prior to issuing a building permit for the new construction. Mr. Chopin offered to meet with Mr. Ross and work with him regarding the landscaping along the north property line. It was believed that the shutters would look better with a ½ round top matching the windows.

Mr. Portondo said the code states that any area underneath a three-story portion of a house may be used for storage and any area underneath a one story portion can be habitable space. The proposal is a split level having a downstairs den with french doors on the west elevation which is above a one story area.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO STRICTLY STAY WITHIN THE REGULATIONS AND TO USE A ½ ROUND ON THE TOP OF THE SHUTTERS.
MOTION CARRIED UNANIMOUSLY.**

B105-00 Pool House

Applicant: Mr. Conrad Black
Address: 1930 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo, Inc.
Project Description: A small pool house of 988 square feet to match the existing residence.

Architect Craig Hollinquist presented a site plan indicating the location of the proposed 988 square foot pool house. Mr. Frank said there is a tennis court in front of the proposed guest house with ten feet of landscape screening, and that the proposed building may not be seen from the road unless the landscaping should die.

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

B106-00 New Residence

Applicant: Troy and Deborah Maschmeyer
Address: 180 Canterbury Lane
Architect: SKA Architect & Planner
Project Description: New two-story Mediterranean single family residence.

Architect Jackie Albarran presented the site plan showing the property located at the corner of Canterbury Lane and North County Road with the existing curb cuts remaining on Canterbury Lane. She described the style of the home as an eclectic, Mediterranean style with some Colonial/Georgian details. It is similar to a house designed by Wyeth in 1925 which also has full barrel tile roofing material and crown molding. The rear elevation will have a pergola between the two arched areas that will have balconies above them. The building materials will be stucco, wood impact windows, barrel tile roofing material, wrought iron railings and plaster columns. The shutters will be dark green, the walls will be white and the roofing material will be a variegated barrel tile.

The small window on the second floor, east elevation was felt to be slightly off centered. It was asked that the owner consider paving the street from County Road to the entrance of Canterbury Lane.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
PROVISION TO CENTER THE SMALL WINDOW ON THE EAST
ELEVATION.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B107-00 Demolition and New Garage

Applicant: Spencer and Myrna Partrich
Address: 22 Middle Road
Architect: Neumann/Smith & Associates
Project Description: The consolidation of two parcels, the demolition of the 501 South County Road residence, a new garage with materials and colors to match the 22 Middle Road residence, and the renovation of the existing guest house.

Mr. Messing said he met with the owner and discussed the project.

Attorney Marvin Rosen, representing the property owners, said his clients purchased the property located at 501 South County Road which backs up to their existing residence at 22 Middle Road. They would like to replace the home at 501 South County Road and build a garage structure and a screened porch.

Architect Kenneth Neumann and Architect David Masko presented the project. Mr. Neumann said the 2,500 square feet, one-story home at 501 South County Road was built in 1950 and designed by Bernard Schumate. They intend to keep one of the curb cuts closed and planted over on South County Road and the greenspace between the two buildings. The home on Middle Road is a formal style with a flat roof. The existing garage for the Middle Road property will be converted into a guest house with minor exterior revisions. The pool equipment will be enclosed on the side of the guest house.

The amount of greenspace and the garden area was appreciated. The port hole windows and the long slit windows on the new garage were felt to not match the traditional look of the main house. It was suggested adding a cover for the long walkway that will lead from the garage to the main house. The landscape screening at the south curb cut on South County Road was discussed and it was strongly felt it should remain to screen the garage doors from the road. The awning at the guest house entry was felt to be out of keeping with the main house and it was suggested to use the same style of awning as the one at the top of the stairs.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE
PROVISION TO RECORD A UNITY OF TITLE FOR BOTH PROPERTIES AND
A DEED RESTRICTION TO ENSURE THAT THE LANDSCAPING REMAINS
AT THE SOUTH COUNTY ROAD CURB CUT.**

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened after a lunch break at 1:25 p.m.

Note: Dr. Rosenberg left the meeting and Mr. Shaw was not present at this time.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A72-00 Landscape & Hardscape

Applicant: SLS Management LTD.
Address: 257 South Woods Road
Landscape: Green Giant Landscape
Project Description: Landscape and Hardscape

This project was deferred from the November meeting.

Mr. Schuler and Mr. Wheelock said they met with the project designer.

Nicki Christensen presented a revised landscaping plan which indicated an addition of three specimen bougainvilleas with an underlayment of green island ficus. The existing ficus hedge will be replaced with new hedging on the east property line. Two fish tail palm trees and three 22 foot tall cocoanut palm trees will be added for screening of the second story bathroom windows. The hedge on the west side of the property will be 9 feet high rather than 4 feet high as shown on the plans. Old Chicago brick is planned for the hardscape.

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

A73-00 Landscape

Applicant: Palm Beach Tamarin, Inc.
Address: 322 Australian Avenue
Architect: Mark Henegan
Project Description: Landscape

This project was deferred from the November meeting.

No one was present to represent the project.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

A74-00 Hardscape

Applicant: Ecclestone Signature Homes
Address: 137 Woodbridge Road
Architect: Krent Wieland Design
Project Description: Hardscape plans

This project was deferred from the November meeting.

Mr. Wheelock visited the site.

Landscape Architect Dan Mock said the project will have two driveways having old Chicago brick pavers and columns at each driveway entry. Two trellis features with bougainvilleas and a tiered raised fountain are planned for the property. ficus hedging will be planted across the front of the rear property walls.

It was believed that the driveway at a width of 18 feet would not be wide enough to turn a car around and the paved connection between the two motor courts was unnecessary. If the paving material has to be substituted, as old Chicago brick is hard to find, it was asked that they bring the replacement material to the commission for approval. Mr. Frank stated that the fence around the swimming pool was removed creating a dangerous situation and he has contacted the property owner regarding this matter.

**MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE
JANUARY MEETING WITH THE STIPULATION THAT THE PAVING
PATTERNS BE SPECIFIED, THE FRONT COURT IS LOOKED AT AND
REDESIGNED, AND IF A CHANGE IN THE PAVING MATERIAL IS
REQUIRED TO RESUBMIT THE SUBSTITUTE MATERIAL FOR APPROVAL.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

A75-00 Revisions and Landscape

Applicant: Erik Waldin
Address: 247 Jungle Road
Architect: SKA Architects and Planner
Architect: Pat Seagraves
Project Description: Renovate an existing guesthouse.

The landscape/hardscape plans and the revisions to the main house were approved at the November meeting. The renovations to the guest house were deferred from the November meeting.

Architect Pat Seagraves stated that the guest house is about 8 to 10 inches off of the property line making the building non-conforming. The proposal to modify the roof without exceeding the code would be to remove the top fascia board and add barrel tile at a 4/12 pitch. The wood columns will be replaced with cast stone and the railings will be iron to match the main house.

The fringe of barrel tiles along the edge of the roof was felt to be inappropriate for the building. It was suggested to add pecky cypress wood along the top edge of the flat roof.

MOTION BY MR. MESSING TO APPROVE THE PROJECT WITH A FLAT ROOF.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A77-00 Landscape

Applicant: Karen and Richard True
Address: 416 Seabreeze Avenue
Landscape: Brett Armstrong
Project Description: Landscape plans

This project was deferred from the November meeting.

Mr. Wheelock said he visited the site.

Landscape Consultant Brett Armstrong presented the project. The royal palm trees at the street were discussed at the last meeting and Mr. Armstrong said the owners decided to use an aglaonema standard hedge with green island ficus instead of the trees. Either groupings of alexander palms or adonidia palms will be used at the front of the house. He wanted to add two royal palm trees at the front entry to fill in the void of the skyline with the two very large royal palms in the back yard.

It was thought that not enough screening was done to the west side of the property. Mr. Armstrong said that the existing ficus tree at the front of the house will be allowed to grow and an 18 foot benjamina hedge will continue with the existing ficus hedge on the west side. After further discussion he offered to add additional Neronias to screen the driveway from the neighbors across the street.

Mr. Schuler asked that a plan be submitted to the staff reflecting the revisions as discussed at this meeting. Mr. Frank said that if the motion includes the request for added plant material and the plans in the ARCOM file do not reflect the changes, he would call Mr. Armstrong and request updated drawings.

Mr. Wheelock asked Mr. Armstrong to present color front elevation drawings for future presentations.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT WITH THE PROVISION THAT THE PROPER (REVISED) DRAWINGS WILL BE PRESENTED TO STAFF FOR APPROVAL.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.**

A78-00 Rolling Shutters

Applicant: Isabelle Hill
Address: 515 North Lake Way
Contractor: Folding Shutter, Corp.
Project Description: Install 22 rolling shutters

This project was deferred from the November meeting.

Mr. Frank recommended removal from the agenda as this project was staff approved.

**MOTION BY MR. WIDEMAN TO REMOVE THIS PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

A79-00 Shutters

Applicant: Keith and Geraldine Elliot
Address: 249 Tradewind Drive
Contractor: Folding Shutter, Corp.
Project Description: Install 3 colonial shutters, 20 rolling shutters and 2 storm panels.

This project was deferred from the November meeting.

Mr. Frank recommended removal from the agenda as this project was staff approved.

MOTION BY MR. WIDEMAN TO REMOVE THIS PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A80-00 Roof Material Change

Applicant: Westrend Development, Inc.
Address: 224 Barton Avenue
Architect: STH Architectural Group, Inc.
Project Description: Substitute previously approved clay barrel tile with a high profile double conduit tile. (S-tile) made of concrete.

Architect Paul Twitty said his client would like to substitute the previously approved barrel tile for an Altousa clay "S" tile in a very subtle three color blend.

It was commented that a true barrel tile and a more distinct color variation was preferred.

Mr. Shaw returned to the meeting at this time.

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

MOTION SECONDED BY MR. WIDEMAN.

MR. SCHULER OPPOSED.

MOTION CARRIED 6-1.

A81-00 Sign

Applicant: Palm Beach Hilton
Address: 2842 South Ocean Boulevard
Contractor: Ferrin Signs
Project Description: Install one double faced free standing monument type sign. Non illuminated with stucco finish and 1/4" plate aluminum letters.

Jerry Moore, representing Ferrin Signs, presented photographs of the existing sign and an elevation drawing of the proposed sign. The sign will be reoriented so that it will face traffic in both directions.

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

A82-00 Revisions to Front Facade, Front Entry and Driveway

Applicant: Laura Andre
Address: 159 Sunset Avenue
Architect: Everett H. Jenner
Project Description: New front entry porch, new circular driveway and revised front elevation

There were no ex-parte communications disclosed regarding this project.

Designer Skip Jackman said a front entry addition was constructed that differed from the ARCOM approval. The proposed new entry will be two stories with four columns, a pediment element at the roof line and balustrade railings along the stairs leading to the entry. The windows were reduced in size on the front elevation. The driveways will have turf blocks in order to meet the greenspace requirement.

Mr. Frank said the original entry proposal was staff approved as it suited the simple and basic house.

The Commission commented that the columns at the corners of the front facade were unnecessary. The details of the pediment, the capitals and the moldings should be consistent relative to the order. The windows were an improvement, but still appeared large for the front facade. Remove the pediment, the two columns above the entry and the balcony balustrade. The proposed entry was described as "a very big tail on a very small dog."

MOTION BY MR. MESSING TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mr. Messing left the meeting at this time.

A83-00 Landscape

Applicant: Clarendon Estates, Inc.
Address: 120 Clarendon Avenue
Architect: Lang Design
Project Description: Landscaping

Mr. Wheelock visited the site.

Landscape Architect John Lang said there are some existing cocoanut trees at the front of the property and one of the trees will be relocated to the front of the house. Old Chicago brick will be used in the circular driveway leading into the motor court and ending at the circular stairs at the entry. A mass of cocoanut palms will be planted in different areas to block any views from the neighbors. The owner purchased six large urns which may replace some of the palm trees with potted plants and several antique statutes will be placed in two small gardens areas. A large hedge will be planted along the rear property line at the easement area. He presented a color elevation drawing with an overlay of the landscaping at the street level and overlay of the landscaping in front of the building. It was recommended to increase the screening at the north west corner of the property.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A84-00 Landscape

Applicant: West Indies Venture
Address: 249 West Indies Drive
Architect: Lang Design Group
Project Description: Landscape

Mr. Wheelock visited the site.

Landscape Architect John Lang said there are 12 foot high hedges on both sides of the property. Royal palm trees will be planted along the front of the property to maintain the theme on the street. A small walkway court will be framed by some fox tail palms and a formal garden will blend into a walled fountain in the back yard. Mr. Lang said that the neighbor to the west asked for more landscaping along this side of the property. It was agreed to add a slight indenting on the west side of the driveway entry in order to add more plant material and to reorganize the royal palm trees along the front of the property.

MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE TWO MODIFICATIONS AS REQUESTED.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

A85-00 Landscape and Hardscape

Applicant: Janina Radtke
Address: 231 Wells Road
Architect: Lang Design Group
Project Description: Landscape and hardscape

Mr. Lang stated the owner requested having the project deferred to the January meeting.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VII. OTHER BUSINESS

Discussion took place regarding presentations of scale models for large projects. A computer assisted drawing may be used as an alternative to a model or a least a mass study should be presented. It was noted that the video system in the town council chambers is equipped to accommodate lap top computers.

MOTION BY MR. WIDEMAN TO MAKE IT MANDATORY TO HAVE A PHYSICAL OR A COMPUTER MODEL FOR ANY PRESENTATION OVER 10,000 SQUARE FEET.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

It was stated that new projects should have a perimeter landscape and the hardscape layout presented along with the initial presentation.

MOTION BY MR. SHAW TO REQUIRE AS PART OF THE ARCOM APPLICATION A PRELIMINARY PERIMETER LANDSCAPING PLAN AND A HARDSCAPE PLAN.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

It was discussed having a landscape plan for vacant lots after demolition.

MOTION BY MR. WHELOCK TO REQUIRE SUBMISSION OF AN EXISTING VEGETATION PLAN SHOWING WHAT MATERIAL WILL BE REMOVED AND WHAT MATERIAL WILL BE PRESERVED ON THE LOT AFTER BUILDING DEMOLITION.

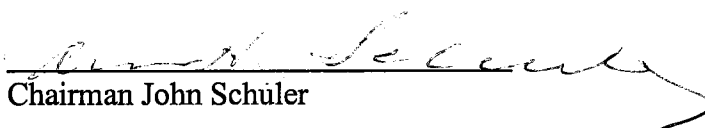
MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VIII. ADJOURNMENT

The meeting was adjourned at 3:15 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on January 24, 2001.


Chairman John Schuler