

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, OCTOBER 25, 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
Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member (arrived at 9:10 a.m.)
Leslie Shaw, Member (arrived at 9:12)
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member (arrived at 9:09)
Leslie Hogan, Town Attorney
Robert L. Moore, Director Building, Planning & Zoning
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

III. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 27, 2000 MEETING.

**MOTION BY MR. WIDEMAN TO APPROVED THE MINUTES.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

Chairman Schuler asked the Commission to consider audience comments at this time relative to a project that has been previously approved.

MOTION BY MR. BELL TO ALLOW AUDIENCE COMMENTS AT THIS TIME.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Orator Woodward, who lives at 251 El Bravo Way, presented photographs of landscaping between his property and the property to the west. He said the landscaping was totally inadequate for privacy.

Mr. Moore advised Mr. Woodward that the approval for the home was in place, and it has all of its proper approvals. There is no vehicle for the town, ARCOM and the Town Council to require this property owner to add additional landscaping. It was previously suggested that Mr. Woodward talk to the property owner regarding additional landscaping to buffer the new home from Mr. Woodward's property.

Mr. Woodward said he met with the owner, wrote a letter and spoke with him on the telephone. He was told by the owner that he would add some landscaping, but the owner's words to him were "I don't think your going to like it, I don't think its going to satisfy your requirements."

Mr. Moore suggested sending a letter to the owner of the property of 261 El Bravo Way recommending the suggestions made today. ARCOM does not have the authority to change the plan unless the applicants were to come back and ask for other changes. He said there is no requirement for this property owner to adhere to this letter of recommendation.

Mr. Schuler recounted that the commission had a long discussion about the landscaping, there were a number of plants added to the plan and that Mr. Woodward was not present at the time it was presented.

MOTION BY MR. BELL TO RECOMMEND TO THE OWNER THAT HE CHANGE THE FOUR FOOT JASMINE HEDGES TO FISCUS HEDGES AND INCREASE THE HEIGHT TO AT LEAST EIGHT FEET.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore offered to meet with the property owner, rather than send a letter, and urge him to cooperate with the understanding of the motion that was made and the ability to enforce such a request. Mr. Moore said that if he had known that Mr. Woodward met with the owner, today's discussion may not have been necessary. Mr. Schuler offered to accompany Mr. Moore to this meeting.

V. PROJECT DEFERRALS

B90-00 New Residence

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

The architect requests deferral to the November meeting.

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.

The architect requests deferral to the November meeting.

B92-00 Placement of a house on a vacant lot and additions

Applicant: Fly Me to the Moon, LLC
Legal Desc: Poinciana Park lot 525 (North side of Seaspray Ave & S.O.B.)
Architect: Garcia, Brenner, Stromberg
Project Description: Moving an existing "Mizner" designed structure to the site, adding to the structure in respective design, three bedrooms, family room, garage and cabana structure and general renovations.

Staff deferred this project because it requires several variances.

MOTION BY MR. WIDEMAN TO DEFER PROJECTS B90-00, B91-00 AND B92-00 TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B58-00 Additions

Applicant: Linda Latham Beaty
Address: 271 Plantation Road
Architect: Giacomelli Architects, Inc.
Project Description: Additions and alterations to an existing one-story CBS residence.
New swimming pool. Deduction of non-conforming service wing.

This project was deferred from the June, July, August and September meetings.

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

Architect Dario Giacomelli said they propose to demolish a non-conforming service wing and an undersized garage. The proposal also includes an addition on the second floor, a covered entry, a new garage and a swimming pool.

It was recommended adding a balcony or shutters to the window on the south side of the second floor stairwell. It was stated that because the garage is only 18 feet from North Lake Way, cars will have to back into the roadway. It was advised having a landscape buffer in the eight feet section between the pool deck and the property line to screen the two story master bedroom and the house to the east. It was felt that the double-hung windows on one level and the casement windows on the other level would result in different architectural appearances.

Mr. Giacomelli said the client preferred Bahama shutters for the second floor which would not be consistent with the casement windows and Colonial shutters were existing on the first floor.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE NOVEMBER MEETING TO RESTUDY ALL OF THE WINDOWS AND THE FRONT TWO-STORY ELEVATION TO DO SOMETHING TO BREAK UP THE HEIGHT. MOTION SECONDED BY MR. ADAMS. MOTION CARRIED UNANIMOUSLY.

Mr. Bell further stated his comments for clarification and said the proportion of the stairwell is incorrect and the height needs to be broken up by adding a balcony coming off the second story section. The windows and the shutters also need to be brought together.

B71-00 Addition

Applicant: William Kaye
Address: 302 Eden Road
Architect: Noe Guerra
Project Description: Addition of a second story to a two-story house.

This project was deferred from the July, August, and September meetings.
There were no ex-parte communications disclosed regarding this project.

Architect Noe Guerra presented the project and said there was a minor variance granted for a 13'9" set back for the second story addition. A covered entry will be added to the north elevation and quoins were added to the corners of the house. The owners wanted to keep a romantic feeling to the railings so some of the decoration was maintained and carried through to the front door. The living room windows were changed to have true arches and the second floor windows were lengthened.

The Commission made the following comments and suggestions:

7. The railings should all be the same height, they were felt to be baroque in appearance and it was recommended to eliminate the design.
8. The front entrance was out of proportion with the rest of the house, and by lowering the height of the front door to match the height of the living room windows would subsequently lower of the mass of the entry.
9. The second story front entrance element was preferred on the first set of drawings and by removing the shutters from the windows on the second-story may diminish the impact of the entry.
10. Eliminate the round window on the second floor, east elevation, and center the hip roof on the roof above it or eliminate the hip roof because the relationship to the round window did not balance.
11. The windows were a great improvement and it was suggested to raise the bottoms of the second story windows for more definition between the two stories.
12. There should be some leniency for this project because the owners are trying to work something out that will meet their needs and because this is not a speculative venture.
13. The house, as it is, is a difficult project and the stirring of the elements hasn't moved it much one way or the other.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE NOVEMBER MEETING TO CORRECT THE ELEMENTS THAT WERE DISCUSSED. MR. WIDEMAN SECONDED THE MOTION.

ROLL CALL:

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

MOTION CARRIED 6-1.

B79-00 Revisions

Applicant:	Stephen H. and Amy B. Sims
Address:	206 Seaspray Avenue
Architect:	Noe Guerra
Project Description:	Presentation of a sample board of the building details, presentation of a sample of the proposed roof tile and presentation of ½ inch scale drawing of the front door and the element that affects the aesthetic considerations of the front door element.

This project was deferred from the September meeting.

There were no ex-parte communications regarding this project.

Architect Noe Guerra presented a detailed drawing of the front entry and he presented brown and terra cotta color samples of clay barrel roof tiles.

It was suggested to use bronze color muntins on the windows rather than white and the brown roof tile was preferred.

Mr. Schuler felt there was quite a bit of formality to this project and may not blend in with the neighborhood.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED. MOTION SECONDED BY MR. BELL. MR. SCHULER OPPOSED. MOTION CARRIED 6-1.

B82-00 Pool House and garage

Applicant: Dan Swanson
Address: 1960 South Ocean Boulevard
Architect: Phoenix Architects
Project Description: Pool house and additional two spaces in the garage to a previously approved residence.

This project was deferred from the September meeting.

Mr. Shaw, Mr. Bell and Mr. Schuler said they met with the architects. Mr. Bell said he met with Mr. Swanson.

Property owner Dan Swanson presented the project. He said they prefer not to remove the second floor from the cabana building and that it will be 18 to 20 feet lower than the main house as the property slopes down toward the west. A large portion of the second floor will be open with covered patios. Mr. Swanson commented on the two-story guest house that is two lots north of this project and presented aerial photographs of it.

Mr. Bell said there was no attempt to try a one-story building and he felt the architecture did not compare with the lovely design of the main house.

Mr. Hoffman felt the pool house was out of scale with the main house. The windows, the big openings and the column spacing were some of the issue relating to scale.

Mr. Shaw suggested removing the covered roof over the second floor patio on the north side and leave it open. He also suggested moving the bedroom to align the east wall with the west foyer wall.

Mr. Swanson said he would not build a two-story open roof over an interior or elaborate space underneath because it will leak.

Mr. Bell said the Commission was not opposed to a two-story building, but also having one roof line would not solve the problem.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE NOVEMBER MEETING WITH THE SUGGESTION THAT THE APPLICANT COMES BACK HAVING RESTUDIED THE MASSING OF THE HOUSE TO BRING IT MORE IN KEEPING WITH THE SCALE ELEMENTS OF THE MAIN HOUSE, THEY CAN STUDY ROOF LINES AND REDUCE FLOOR HEIGHTS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Bell commented on the large kitchen that was indicated on the floor plans and asked if it would be permitted.

Mr. Moore advised that a standard kitchen agreement would be required.

Mr. Swanson said "we won't try to put that in place."

B. NEW BUSINESS - MAJOR PROJECTS

B87-00 Demolition

Applicant: Norman and Homa Bahary
Address: 160 Kings Road
Attorney: Gregory S. Kino
Project Description: Demolition of a one-story residence

Attorney Gregory Kino said the house was designed by Byron Simpson, it was built in 1954 for Mr. And Mrs. Boardman Milligan and that it was a contemporary design. Recently an attempt was made to change it into a Mediterranean style. They plan to sod and irrigate the lot until new construction is planned.

**MOTION BY MR. WIDEMAN TO APPROVE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B88-00 Demolition

Applicant: Anthony P. Solo
Address: 227 Angler Avenue
Project Description: Demolition of residence

Property owner Tony Solo presented the project. The one-story, 3,313 square foot house was built in 1952 by Agnes Ballard. A new home is proposed for next spring.

Harrison Robertson, who resides at 134 Seagate Road, commented about the signature on the ARCOM application and felt that applications should be properly signed and submitted to the Commission. He was concerned about applications for demolition as he believed they are a big part of the destruction of north end of Palm Beach. He recommended having the replacement building plans submitted with the request for demolition.

Mr. Moore said the ordinance states that the owner has the right to take the house off of a

piece of property and the Commission has the right to ask what will replace it.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B89-00 Demolition and New Residence

Applicant: John and Shiela Rinker
Address: 5 South Lake Trail
Architect: Dailey and Partners Architects
Project Description: Demolition and New two-story residence with attached garage and breezeway, and a detached one-story pool cabana.

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

Architect Ed Dailey presented photos of the existing house. He said it was built in 1940 by architect John Volk. The replacement home will have brick veneer, loggias and balconies, and it will be two-story with one-story wings. The existing pool will be kept and a small one-story cabana will be built. An entry gate and hedge will essentially conceal the house from the road. The house will have off-white trim and hunter green shutters. He presented brick samples and three colors of barrel roof tiles. The hurricane protection will be addressed with shatterproof glass and the shutters will be operable. The windows will be made of mahogany wood and the roofing tile will be made of concrete. There was a zoning issue on the plans submitted to staff that the house was not far enough away from the road for the height of the building. Mr. Dailey said he corrected the problem by moving the house to the west and shifting one of the wings bring the project into compliance. The driveway entry gates shown on the plans were not 18 feet from the street. Mr. Frank said they have room to move them back and will be asked to do so.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Further discussion regarding the replacement house took place at this time. The window in the stairwell was felt to be too elongated and out of proportion with the rest of the building. It was suggested moving the windows away from the front door and adding muntins to the french doors on the rear of the house. The bay window, the transom windows and the small round windows relative to all of the other windows were perceived to be out of proportion.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A47-00 Revisions

Applicant: Patience Campbell
Address: 261 Via Bellaria
Architect: Robert Henry
Project Description: Cast stone added to walls, window sills, front entry and chimneys.

This project was deferred from the July, August and September meetings.

There were no ex-parte communications pertaining to this project.

Architect Peter Stromberg stated the two-story frontage piece was revised with a reduction of decorative cast stone features. The three windows above the entry were accentuated with stone elements on top of the arch. The frontage piece was made into a one-story element just over the front doors.

The consensus of the commission was that the changes to the project were a definite improvement and if a medallion, tile work, or some type of element were added to the chimney would be an enhancement.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO ADD A MEDALLION TO THE CHIMNEY TO BE STAFF APPROVED.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A50-00 Roofing Material Change

Applicant: Daniel Veale
Address: 126 Peruvian Avenue
Project Description: Change shingle roof to tile - clay Altusa; Spanish "S."

This project was deferred from the July, August and September meetings.

No one was present to present the project.

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

A51-00 Roofing Material Change

Applicant: Diane Galdi
Address: 179 Inlet Drive
Project Description: Replace white flat tile with blue glazed clay barrel tile.

This project was deferred from the July, August and September meetings.

No one was present to represent this project.

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

A58-00 Roof Material Change

Applicant: Enrique Senior
Address: 1296 North Lake Way
Architect: SKA Architects
Project Description: New barrel/clay tile roof, renovated front entry, new window sills and stucco banding, and new configuration of the driveway and staff entrance.

Note: the original application was a request to change the flat white cement tile roof to a clay barrel tile roof. This project was deferred from the August and September meetings.

This project was heard after item B89-00.

Mr. Shaw, Dr. Rosenberg, Mr. Wideman, Mr. Schuler, Mr. Hoffman and Mr. Adams said they met with Mr. Kolins said discussed the project. Mr. Bell said he met with Mr. Seagraves and Mr. Kolins.

Attorney Ronald Kolins, representing the applicant, addressed the commission. He said the house, as it exists, is less than an example of perfect architecture. The owner has a strong preference for barrel tile roofing material and the challenge was coming up with a design appropriate for it.

Architect Pat Seagraves said the driveway entrance is located at the corner of Merrain

Road and North Lake Way. The main driveway entrance will be relocated to North Lake Way and will be on an axis with the front door. The staff driveway entry will be moved farther to the north which is also off of North Lake Way. The driveway pavers will be replaced with gravel. The front entry was revised with more cast stone and a balcony with a wrought iron railing was added. A grade was added to the small windows on the first and second floors and cypress wood rafter tails were added to the fascia.

Mr. Bell felt a flat orange roof would be more appropriate for the roof slope.

Mr. Adams proposed adding columns at the breezway which would add to the Mediterranean styling and recommended changing the style of the windows.

Mr. Wideman thought the proposed changes made the house more compatible with a barrel tile roof and that it will never be a true Mediterranean style.

Mr. Kolins said they are not offering perfection in terms of the Mediterranean style with this proposal, but felt that it is better than what is existing.

Mr. Seagraves presented an alternate drawing depicting a different window styling.

Enrique Senior addressed the Commission and thanked them for reviewing his project and said he is sensitive and supportive to the principal of this commission. He commented that the combination of the proposed changes will create a warmer more attractive building for his family and for the Town of Palm Beach. Because the home, as it exists, is eclectic, the roofing material should be open to all choices and it comes down to personal choice without being disruptive to the community.

Note: Mr. Seagraves stated there will be gates at the main driveway entrance, but the ARCOM application and the elevation drawings did not reflect gates or site walls.

Dr. Rosenberg felt the roofing material would not make a significant difference in the home.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

DR. ROSENBERG YES

MR. WIDEMAN YES

MR. BELL NO

MR. ADAMS NO

MR. SHAW YES

MR. HOFFMAN YES

MR. SCHULER YES

MOTION CARRIED 5-2.

Mr. Frank noted for the record that a letter was received from Enrique Senior.

The meeting was reconvened at 2:00 after a lunch break.

A60-00 Landscape & Hardscape

Applicant: Arturo Burigatto
Address: 250 Country Club Road
Architect: Bruce Melanofsky
Project Description: Landscape & Hardscape

This project was deferred from the September meeting.

No one was present when this project was announced.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

320
1/80

A65-00 Landscape & Hardscape

Applicant: Casa Rosada Joint Venture
Address: 215 Angler Avenue
Architect: Michael Rawls
Project Description: Final landscape approval and exterior paint color selection.

Mr. Wheelock said he visited the site and received a telephone call from Adele Scholl who lives next door to this property.

Landscape Architect Michael Rawls presented the project and passed out color samples which indicated a beige building and white trim. Old Chicago brick will be used in the motor court in a herringbone pattern with a two by two pre cast stone paver in a buff/sand color. A four-foot walkway leading to the house will be an ashlar pattern also in the buff/sand color. Cocoanut trees will line the driveway and an existing gumbo limbo tree will be maintained. A wall with a trellis in the front of the house to screen will screen the pool area from the street. A specimen canary island date palm will be planted in front of the wall.

50 Attorney Paul Thibadeu, representing the neighbor to the east of this project, read a letter from the builder made after a meeting in January which states the following; 1. keep the gumbo limbo tree; 2. paint Ms. Scholl's side of the wall white; 3. hedge material will be installed in the gaps of the concrete wall or the wall will be filled in; 4. → 640 put a vinyl coated fence along the easement in the rear of the property; 5. resurface Ms. Scholl's driveway; and 6. the view from the second story windows will be blocked from her back yard swimming pool area.

Mr. Rawls said there are two gumbo limbo trees on the property. They have made every attempt to maintain the tree, but with consideration to the motor court area, that there is not enough back up space as the root ball comes out about four feet from the property line. He was afraid that if the root ball were cut back anymore, more damage will be done to the tree.

Mr. Harrison Robertson, who resides at 134 Seagate Avenue, addressed the Commission and stated his concern for privacy to his property with landscaping. He was promised by the developer that there will be a complete screening to block the view from the second floor into his patio with queen palm trees at irregular elevations so when they grow it will completely screen his house.

Mr. Thibadeu said they tore down an existing hedge that was 11 feet high and they would like to have something like it planted again.

Adele Scholl addressed the Commission and asked to have the wall softened with as much shrubbery as possible.

Mr. Wheelock said this is an example of a two-story house in a one-story neighborhood, and the architectural design is such that there is not enough room left between the garage and the property to do the appropriate screening. He proposed a high ficus hedge between Ms. Scholl's property as the wall was very ineffective.

Mr. Rawls said there are overhead power lines and a three-foot easement area so only one row of queen palms will be planted along the rear property line. An existing ficus tree located at the north west corner of the lot and an existing mango tree will remain. The hedge height at planting will be 6 feet to 7 feet which will take a year to two years to grow to an eleven-foot height. He agreed to remove the xanadu and crape hibiscus and plant ficus along the driveway to continue around the back and plant a hedge on Ms. Scholl's property as well.

The gumbo limbo tree on the east side of the driveway was felt to be too damaged to save. It was requested having the proposed roofing material come back to the Commission for approval.

Mr. Rawls said the wall at the front of the house was not shown on the elevation drawings.

Mr. Shaw said all sides of a house should be considered when the landscaping is being reviewed. The landscape plan should be viewed both from the property looking outward and from outside the property looking inward. He also felt that if landscaping will take two to three years to grow to create a buffer, it would not be fair to ask a neighbor to wait that long.

Mr. Rawls said the hedge will be planted at a 6 foot height and the existing queen palms will block the upper view.

Property Owner Anthony Solo, addressed the Commission and said the intention was to move the tree. He agreed to increase the planter strips inside the garage court to a width of 30" rather than the 24" shown on the plans. He also agreed with the items listed in the letter of agreement from Ecclestone Estate Homes.

MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPE PLAN WITH THE PROVISION TO INCORPORATE THE CHANGES THAT WERE AGREED TO AND PLANT AN 8 FOOT FICUS HEDGE.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

**MOTION BY MR. BELL TO APPROVE THE BUILDING COLOR SELECTION WITH THE EXCEPTION OF THE ROOF SAMPLE TO BE BROUGHT BACK TO THE COMMISSION FOR APPROVAL.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

Note: the letter from E. Llwyd Ecclestone, III, addressed to Adele Scholl, is attached to and made part of the record.

A66-00 Landscape & Hardscape

Applicant: Mr. and Mrs. Thomas C. Turner
Address: 579 North Lake Way
Architect: Newlands Design Group
Project Description: Landscape and hardscape

Mr. Wheelock said he visited the site.

Mr. Ray Whal of Newlands Design presented the project. He said the property is surrounded by an existing 6' ficus hedge. Existing plant materials include a ficus tree, eureka palm, travelers palm and a sabal palm. A 10' ficus hedge will be planted along the front of the property with arches at the two driveway entries and two ficus arches at the wing walls at the corners of the house. A curved planter with some annual flowers and two large calophyllum trees will be planted on the inside of the ficus hedge. A fountain with a lion head and bowl will be added to the blank garage wall. The two-story house on the lot behind this project will be completely screened with travelers palms. The driveway will be chatachoochee gravel with a metal edge. He presented the front elevation of the building with an overlay showing the ficus arches on either side of the house and the two pots with bougainvilleas at the front door. He added another overlay drawing depicting the street view showing a solid ficus hedge with the two arch openings at the driveway entries.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO CURVE THE HEDGE AROUND THE DRIVEWAY AND TO BRING THE CALOPHYLLUM TREES AND THE ANNUALS OUTSIDE OF THE HEDGE.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A67-00 Landscape

Applicant: Robert G. Fessler
Address: 318 Arabian Road
Architect: Lang Design Group
Project Description: Landscape

The hardscape was previously approved.

Landscape Architect John Lang said the tennis court has an existing hedge around that is in marginal shape. He added large royal palm trees all the way around the tennis court to reduce the visual impact and to add shade. The entry to the property is very narrow and very little of it can be seen from the street. A heavy buffer will be planted to screen the pool house from the neighbors.

Mr. Bell felt the entry gates should have been presented in an elevation drawing.

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

The landscape architect presented the next two project together as they are adjacent properties.

A68-00 Landscape & Hardscape

Applicant: Durach Development Limited
Address: 220 Fairview Road
Architect: Lang Design Group
Project Description: Landscape and hardscape

Mr. Wheelock said he visited the site.

Mr. Lang presented an elevation/landscaping drawing of both of the houses. Low hedges will be planted in the front of the houses with royal and cocoanut palm trees. There will be very little sod, but a lot of tropical flowering ground cover. Small fountains with fishtail palms will be planted outside of the dining rooms. The hardscape material will be old Chicago brick and pre cast stepping stones in the back yards.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
PROVISION TO ADD A BUSH TO SCREEN THE GARAGE DOORS FROM
THE STREET AND TO DISTINGUISH THE TWO PROPERTIES WITH**

**ADDITIONAL PLANT MATERIAL.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A69-00 Landscape & Hardscape

Applicant: Durach Development Limited
Address: 226 Fairview Road
Architect: Lang Design Group
Project Description: Landscape and hardscape

Mr. Wheelock said he visited the site.

(See commentary under item #A68-00)

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
PROVISION TO ADD A BUSH TO SCREEN THE GARAGE DOORS FROM
THE STREET.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

A70-00 Hardscape

Applicant: Earl A. Hollis, Inc. Realtors
Address: 330-332 Brazilian Avenue
Architect: Lang Design Group
Project Description: Hardscape plan.

Mr. Wheelock said he visited the site.

Architect John Lang presented the hardscape project which indicated two small fountains at the front of each unit and small covered patios leading to the swimming pools. Old Chicago brick will be used in the driveways and the patios.

It was asked that the plans be revised to end the brick at the property line and to eliminate one of the fountains in the front to differentiate between the two units. Mr. Lang said he will replace one of the fountains with a large specimen tree.

Earl Hollis addressed the Commission and said he will live in one side of the duplex and sell the other unit.

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

Mr. Lang said he will investigate another shade of brick or perhaps St. Louis brick for one of the driveways.

A71-00 Landscape & Hardscape

Applicant: County Road Corp.
Address: 710 Island Drive
Architect: Veronica Bosewell-Butler
Project Description: Landscape and hardscape

Mr. Wheelock said he visited the site.

Landscape Designer Veronica Bosewell-Butler presented the garden plan to the Commission. She said some of the details have been left open as the property owner wanted to have some input with some of the plant material. Some spaces have been cut into areas of the hardscape for planting beds. Veitchia montgomeryana will be planted on the south side of the house as they will grow to approximately 35 feet to screen the second story windows from the neighbor.

Ms. Butler said the plan is the finished plan, but she will probably add plant material to it. She said the owner may want to change some species of trees on the plan when she returns to town.

The Commission liked the plan, but felt there were too many questionable aspects to it. They also wanted to see a front elevation of the proposal.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE NOVEMBER MEETING.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

VII. OTHER BUSINESS

Mr. Bell commented that more landscaping should be included in the areas with long driveways. He wanted the Commission to be aware of the pattern book that will come before the town for approval where houses can be placed 5 feet to the property line. He felt that more landscaping will need to be added in those areas.

Dr. Rosenberg remarked that it would be appropriate to have the Commission express

their concerns regarding the pattern book to the Town Council. Mr. Shaw suggested discussing this issue at the end of next month's meeting.

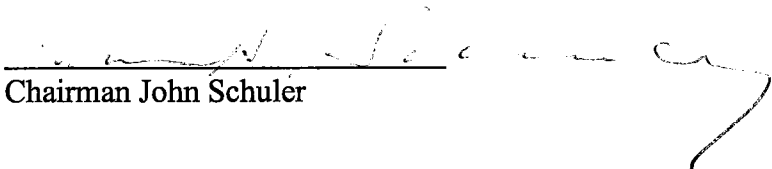
VIII. ADJOURNMENT

MOTION BY MR. BELL TO ADJOURN THE MEETING AT 4:05 P.M.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on Friday, November 17, 2000 beginning at 9:00 a.m.


Chairman John Schuler