

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY, SEPTEMBER 27, 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 9:03 a.m.)
Leslie Shaw, Member
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
John C. Randolph, Town Attorney
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

III. APPROVAL OF THE MINUTES FROM THE AUGUST 23, 2000 MEETING.

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

V. PROJECT DEFERRALS

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 and August meetings.
The architect requests deferral to the October meeting.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B52-00 Landscape

Applicant: The Breakers
Address: One South County Road
Project Description: Golf course south border landscaping plan, west of South County Road.

This project was reviewed informally at the May meeting and deferred from the June, July and August meetings.

Ms. Close stated that staff received two letters from residents regarding this project. One of the letters stated that they had not been contacted by the architect and the other letter was regarding their concern of the location of the golf cart path. She said the Commission may want to consider a project deferral so that the resident's concerns can be addressed, but some of the matters may be resolved by the applicant's presentation.

Attorney Jim Brindell introduced Paul Leone, Alex Gilmurry, Danny Miller, and John Lang. Mr. Brindell said a package was delivered to all of the property owners on the north side of Pendelton Avenue which included a large scale drawing of the portion of the landscaping behind their property along with a plant list, a colored sketch of the entire landscape plan and a brochure that had color photo copies of the plants that were on the

plant list. They asked the residents to review the plans and give them any comments they may have before the ARCOM meeting. He said they heard from and met with several neighbors and have revised the plans.

Landscape Architect John Lang reviewed the 30' buffer area for each of the property owner's along the north side of Pendelton Avenue. The proposed plan for this buffer area is an old Florida tropical look with pinwheel jasmine, oleanders, tabebuia and groupings of cocoanut palms. Each section is very individual, working with the golf holes and with an effort to make it work for each of the neighbors. He said after receiving comments from the residents he made some major revisions to the plans directly behind their houses.

The golf cart path was discussed and it was stated that it has been relocated. Danny Miller, Director of Golf and Grounds at the Breaker's, stated that the path, beyond the 30' buffer, has been mostly installed. They made adjustments in the field for trees, for the drainage and for a bunker.

Mr. Lang said the plants extend 75' to 100' in some areas north of the 30' buffer. He offered to cover the cart path with landscaping behind Ms. Tilney's house.

The Commission felt the Breaker's have been extremely accommodating to the needs and desires of the residents and that the design was well planned.

Letters received from the residents were discussed and Mr. Lang said he would be happy to meet with them and respond to their wishes. It was suggested to contact the residents who have not responded and try to address their concerns. It was agreed to irrigate and maintain this buffer area and remove all of the melaleuca trees.

AUDIENCE COMMENTS:

Attorney Ray Royce, representing Mrs. Kane Tilney and Mr. Michel De Bourbon, remarked that everyone involved with the project has been very accommodating and have done what was reasonably requested of them. He felt the cart path could be farther away from his client's homes. He explained that Mr. Brindell, Mr. Lang and he met on the site and took notes regarding Mrs. Tilney's and Mr. De Bourbon's properties. He presented for the record a written agreement which included some of Mr. Brindell's notations, and asked that it be made part of the conditions for approval. He proposed that the maintenance hours of the golf course not begin too early in the morning. Mr. Randolph said the Town has ordinances that regulate the use of loud equipment which varies from season to summer. Mr. Lang said he will confirm the requested changes and include them on the plans.

Mr. Paul Lapidus, who resides at 223 Pendelton Avenue, thanked the Breaker's, Mr. Lang and ARCOM for their cooperation.

Ms. Susan Lee addressed Mr. Lang and stated she did not receive a phone call from him. She requested that the melaleuca tree behind her house remain and proposed that tall, mature trees be planted to block the view from the second floor of her house.

Mr. Brindell said that plans and a telephone number were sent out to the residents so that they could respond with comments. He said they would have no problem adding taller trees between her house and the golf course.

Mrs. Linda Olsson addressed the Commission at this time.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISIONS AS FOLLOWS:

- 1. THE RESIDENTS THAT HAVE NOT HAD DIRECT COMMUNICATION AND CONTACT WITH EITHER THE ATTORNEY OR THE LANDSCAPE ARCHITECT, DOES SO, AND WHATEVER REASONABLE REQUESTS ARE BEING MADE THAT THE PLANS WILL ACCOMMODATE AND REFLECT THEIR PARTICULAR DESIRES AND WISHES.**
- 2. THE MEMORANDUM REFLECTING THE UNDERSTANDING FOR THE HOME OF KANE TILNEY AND MICHEL DE BOURBON BE INCLUDED AS PART OF THE LANDSCAPE PLAN.**

Discussion regarding additional provisions to the motion took place at this time.

AMENDMENT TO THE MOTION BY DR. ROSENBERG TO LIMIT THE COMMUNICATION TO MRS. LEE AND MRS. OLSSON WITH A TWO-WEEK TIME LIMIT FOR THEM TO MEET AND RESOLVE THE LANDSCAPING ISSUE.

Mr. Randolph felt the motion does not deal with the situation properly, if after two weeks, someone feels they have not reasonably accommodated their request.

Dr. Rosenberg said the motion is predicated on the fact that Mr. Leone and the Breaker's have taken and demonstrated to be totally accommodating to those residents who took the time and effort to meet and speak with the attorney and the landscape architect.

Dr. Rosenberg restated the motion for the record as follows: .

MOTION BY DR. ROSENBERG TO APPROVE THE PRESENTATION, THE LANDSCAPE PLANS WITHIN THE THIRTY-FOOT BUFFER AS PRESENTED WITH THE FOLLOWING CONDITIONS:

- 1. THE MEMORANDUM PREPARED BY THE ATTORNEYS REFLECTING THE WISHES OF KANE TILNEY AND MICHEL DE BOURBON BE INCLUDED WITHIN THE SCOPE OF THE LANDSCAPING PLAN.**
 - 2. THAT MRS. LEE AND MRS. OLSSON COMMUNICATE AND MEET WITH THE LANDSCAPE ARCHITECT AND/OR THE ATTORNEY TO HAVE THEIR DESIRES EXPRESSED AND INCORPORATED, AND WHATEVER REASONABLE MODIFICATION CAN BE MADE WILL BE REFLECTED IN A MODIFICATION OF THESE PLANS.**
 - 3. HAVE A TWO-WEEK LIMITATION TO CARRY OUT THESE CONDITIONS.**
 - 4. THAT THE BREAKER'S ASSUME FULL RESPONSIBILITY FOR THE MAINTENANCE AND UP KEEP OF THE LANDSCAPE STRIP.**
 - 5. IF THERE IS ANY CONTROVERSY REGARDING WHAT IS REASONABLE, THEN THIS ISSUE WILL BE PRESENTED TO STAFF.**
- MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B70-00 Addition

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

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

No one was present to represent this project.

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

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 and August meetings. Mr. Frank said this project requires a variance.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B73-00 Addition

Applicant: Jay Dewing
Address: 156 Dolphin Road
Architect: Glenn P. Harris
Project Description: Second floor addition to an existing one-story residence.

This project was deferred from the August meeting.

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

Architect Glen Harris presented the second story addition project and stated that the ground floor area will remain the same size. The den area will have a stair hall foyer which will extend 3' increasing the size of the family room. The second floor massing will be set back from the street and the plan will include three bedrooms, a stair hall foyer with a small loft area. A trellis element will be added on the rear elevation which will help break of the massing and create a three-dimensional look.

Mr. Bell felt this project was well done and unique way of adding a second floor to a one-story building. It was suggested to add a balcony above the trellis on the rear elevation, move the shutter away from the corner of the building on the second floor, and add some palm trees on the east and west elevation for additional privacy.

Mr. Harris said he felt the owner would have no problem adding extra palm trees on the sides of the property.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B74-00 New Residence

Applicant: 2228 Ibis Isle Road West
Address: Massoummi, Trustee
Architect: The Pandula Architects
Project Description: New two-story Mediterranean style residence.

Demolition was approved and the new construction was deferred at the August meeting.

Mr. Shaw and Mr. Hoffman said they spoke with the architect regarding this project.

Architect Eugene Pandula said this is the first residential property that exists next to two-story duplexes, three-story condominiums and six-story buildings. The one story elements on the house will have flat roof decks or cantilevered balconies to hold down the apparent size of the mass of the building. The foot print on the property is at a 30' set-back to the leading edge of the house facing east and a 32.5 side yard set-back on the north. The two-story mass will be approximately 60' away from the street. The location of the garage will correspond to the same location of the garage that was removed. He reported the site calculations at 24.2% lot coverage, 44% greenspace, 3.94 CCR and a total square footage of approximately 6,300 square feet. The detailing and some of the disparate elements such as the bay window, the heavily detailed larger windows on the ground floor and separate elements on the upstairs have been revised. The heavy details at the front door were replaced with a series of engaged semicircular columns. The bay window was deleted in favor of smaller grouping of similar windows.

Mr. Bell suggested eliminating a window on the second floor, east elevation. He commented that one set of french doors looked different from the other set of french doors on the rear elevation. He recommended matching the windows in the garage with the windows on the flanking wing.

Mr. Adams felt it would be a mistake to make the project too grand and too big as the neighborhood was more laid back.

Mr. Shaw asked if walls would be placed on the property and how the neighbors will be affected during the construction.

Mr. Pandula said there is an existing 30' high ficus hedge, but if there is a requirement or a request to buffer the edges of the property, it could be done.

Other Commissioner's felt the architect responded to the requests in terms of detailing and that the project was not too dissimilar to other structures within 200'. It was suggested to plant a canopy of trees for shade on the western elevation due to the amount of glass facing the water.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISIO TO MATCH THE STYLING OF THE WINDOWS ON THE GARAGE WITH THE WINDOWS ON THE LEFT SIDE OF THE FRONT DOOR, TO ELIMINATE A WINDOW LEAVING ONE FRENCH DOOR ON THE REAR ELEVATION SECOND FLOOR BALCONY, AND SPLIT THE FRENCH DOORS ON THE REAR ELEVATION MAKING TWO PAIRS OF FRENCH DOORS. MOTION SECONDED BY DR. ROSENBERG. MR. SCHULER OPPOSED.

Mr. Schuler felt the marble insets over the windows on the front elevation were overdone and it was suggested to do a surround over the window to lighted it up. Mr. Pandula agreed to revise the windows.

**MR. SCHULER WITHDREW HIS OPPOSITION AND VOTED FAVORABLY FOR THE PROJECT.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B79-00 Addition

Applicant:	Stephen H. and Amy B. Sims
Address:	206 Seaspray Avenue
Architect:	Noe Guerra
Project Description:	Adding a bedroom over an existing first floor of a two-story house. Replacing roofing, windows and redesigning the existing second floor roof fascia.

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

Architect Noe Guerra presented photographs of the existing home and said the existing style is a Bahama mixture with some Colonial styling with an elaborate overhang. The project received a variance for a second story addition over the front entry area and a small portion to the rear of the house. The architectural style will be changed to a Mediterranean style with a Spanish "S" tile roofing material. Mr. Guerra presented an alternative drawing which indicated an off-centered front entry.

Mr. Frank said that one of the conditions Town Council put on the variance was to enhance the east elevation and the landscaping relating to that elevation. The Commission preferred the centrally located entry. They wanted to see a sample of the proposed "S" tile roofing material. The building material and the design of the front door surround was questioned and it was stated that not enough details and not enough information was presented for a total architectural style change.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO LANDSCAPE HEAVILY BASED UPON THE VARIANCE RECEIVED, TO COME BACK WITH A BOARD TO REFLECT THE DETAILS, HAVE A SAMPLE OF THE ROOF TILE, HAVE A HALF INCH SCALE DRAWING OR LARGER OF THE FRONT DOOR AND THE ELEMENT THAT WILL AFFECT THE AESTHETIC CONSIDERATIONS OF THE FRONT DOOR ELEMENT, AND TO APPROVE PLAN "A" WHERE THE DOOR IS PLACED IN SYMMETRY TO THE FRONT ELEVATION.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

Note: this project will remain on the agenda for review of the minor revisions.

B80-00 Addition/Revisions

Applicant:	Frank G. Howard
Address:	257 Oleander Avenue
Architect:	Ames Bennett
Project Description:	Add a one-car garage on the front. Relocate the entrance. Change the roofing material to clay barrel tile. Redesign building from a duplex apartment building to a single-family residence. Build a walled in private garden. Redesign to follow the Mediterranean motif of the general area.

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

Architect Ames Bennett presented photographs of the existing duplex building and said they propose removing the exterior stair, adding a garage on the front and converting it into a single family residence. The building color will be changed from pink to yellow and the asphalt roof tile will be replaced with a full barrel tile.

It was suggested to separate the french doors making two pairs of doors. It was commented that the railing above the garage was too short and the cantilevered closet looked out of place.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO INCREASE THE SIZE OF THE RAILING, BY EITHER GOING UP OR DOWN, MAKING IT MATCH THE SIZE OF THE OTHER BALCONY RAILINGS, AND RESTUDY THE WINDOWS ON THE REAR ELEVATION, POSSIBLY MAKING THEM MORE OF A MEDITERRANEAN STYLE.

MOTION SECONDED BY MR. ADAMS

MOTION CARRIED UNANIMOUSLY.

B81-00 Demolition

Applicant: Mr. and Mr. Troy Maschmeyer
Address: 180 Canterbury Lane
Architect: SKA Architect & Planner
Project Description: Demolition of existing two-story structure, driveway pool and patios.

There were no ex-parte communications regarding this project.

Architect Jackie Albarran read the demolition report into the record which stated the original structure was built in 1965 for Mr. and Mrs. George Stevens by Architect David Schriver. She remarked that the 5,600 square foot structure was in fair condition.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B82-00 Pool House

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.

There were no ex-parte communications regarding this project.

Architect Lynn McCall said they propose to add a pool house and an additional two car garage to the previously approved four car garage.

The Commission felt the garage was fine, but the pool house was over proportioned for the site and appeared very tall.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE OCTOBER MEETING TO RESTUDY THE POOL HOUSE TO MAKE IT A ONE-STORY BUILDING IF POSSIBLE.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B83-00 Demolition and New Residence

Applicant: RPI Corporation
Address: 230 Barton Avenue
Architect: Miklos & Associates
Project Description: Demolish of existing residence to build a new two-story C.B.S. single family residence in the Palm Beach Mizner style.

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

Architect Gregory Miklos said the proposed residence meets all of the set-back requirements. He distributed photographs of the existing house to the Commission Members. The front door of the new residence will be wood with a precast stone surround and some of the windows will have pre cast stone sills and stone columns. Two wing walls with gates will be attached to either side of the front elevation. The rear elevation drawings had a series of french doors and covered patio areas with pre cast Corinthian columns.

Mr. Bell commented that the two windows on either side of the front door seem to be too elongated for the architectural style. He felt that wood columns should be used rather than concrete columns and that the roof line appeared never ending.

Mr. Hoffman agreed that the roof line should be understood better visually or it should be revised. He felt the front elevation was an overbearing facade.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO SHORTEN THE TWO WINDOWS ON EITHER SIDE OF THE FRONT DOOR TO LINE UP WITH THE WINDOW ON THE EAST.

MOTION SECONDED DR. ROSENBERG.

ROLL CALL:

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

MOTION CARRIED 5-2.

MOTION BY DR. ROSENBERG TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B84-00 New Tenant Entrance

Applicant: Worth Avenue Associates (Louis Vuitton)
Address: 150 Worth Avenue
Architect: Oliver Glidden & Partners
Project Description: New Worth Avenue entrance and associated store front

B85-00 New Tenant Entrance

Applicant: Worth Avenue Associates (Pucci)
Address: 150 Worth Avenue
Architect: Oliver Glidden & Partners
Project Description: New Worth Avenue entrance and associated store front

B86-00 New Tenant Entrance

Applicant: Worth Avenue Associates (Christofle)
Address: 150 Worth Avenue
Architect: Oliver Glidden & Partners
Project Description: New Worth Avenue entrance and associated store front

Item #B84-00, B85-00 and B86-00 were reviewed at the same time. There were no ex-parte communications regarding these items.

Mr. Don Jones of the Goodman Company addressed the Commission.

Architect Raphael Portondo presented photographs of the existing building and the proposed elevations of three individual store fronts. The signage for the Louis Vuitton store will have an arched colonnade, the Pucci store will be in a square colonnade and the Christofle store will have a dark-green metal storefront.

Steven Dobbs representing Louis Vuitton addressed the Commission.

Mr. Frank said there will be no increase to the density in these projects.

Mr. Hoffman felt that the Christofle sign above the entry did not relate to the rustication on the building.

Mr. Oliver agreed to use the same amount of stone on either side of the sign above the door.

**MOTION BY MR. WIDEMAN TO APPROVE PROJECTS B84-00, B85-00 AND B86-00 WITH THE PROVISION TO USE EQUAL AMOUNTS OF STONE WORK ON EITHER SIDE OF THE CHRISTOFLE ENTRY SIGN.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A36-00 Revisions

Applicant: Douglas and Carolyn Ann Holder
Address: 256 Seaspray Avenue
Architect: E. Abraben
Project Description: Veranda with railing. Stucco window detailing. Roof overhang over service door. Decorative entry gate with wing walls.

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

Mr. Bell said he spoke with the architect and the landscape architect. Mr. Hoffman said he spoke with the landscape architect and visited the site. Mr. Adams said he visited the site.

Architect E. Manny Abraben stated that a path from the street will lead to a veranda which is about 18" above the existing grade matching the door level. A balcony was added on the front elevation with a bow railing in a dark forest green. Surrounds will be added around the entrance door, the french doors and the arched windows.

Mr. Bell commented that there are other 6' wide pedestrian gates on the street and he did not have an objection gates, but he thought that the knee wall should be raised by one foot.

Mr. Hoffman felt that the balcony was crowding the front door and it was not in line with the other balcony which made it look like a mistake.

Mr. Abraben said the home owner wanted the balcony.

Mr. Wheelock felt the fiscus hedge should be allowed to grow to a height of 6'.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE PROVISION TO RAISE THE HEIGHT OF THE WALL BY ONE FOOT AND TURN THE HEDGE UP TO THE PATIO.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

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 and August meetings.

Mr. Frank announced that Robert Henry, the architect of record, passed away last week. Peter Stromberg of Garcia, Brenner & Stromberg had been asked to become part of the architectural team with Mr. Henry. He said Mr. Stromberg is a licensed architect and staff recommended allowing this project to proceed.

Architect Peter Stromberg said some of the ornamentation was removed. The stone work around the gable vent was replaced with a simple stone element around it. The stone elements on top of the chimney caps were reduced in size. He said the stone work now added a nice accent to the house and it would not be overpowering.

Mr. Bell felt the three windows above the front door should be independent of the stone work which makes the entry look too vertical.

Mr. Hoffman agreed with Mr. Bell and he felt that the stone work was still too heavy looking

Mr. Strawbridge said some of the details can be added to smaller houses if properly done and that neighborhoods should have areas of difference otherwise they become alike.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE OCTOBER MEETING TO SIMPLIFY THE FRONT DOOR AND POSSIBLY FOLLOW MR. BELLS SUGGESTIONS.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A48-00 Pergolas

Applicant: James Tigani
Address: 250 List Road
Architect: Lee Kvarnberg
Project Description: Add pergolas to front of house

This project was deferred from the July and August meetings.

Mr. Wideman and Mr. Bell said they discussed this project with the architect on the telephone.

Mr. Kvarnberg said the columns were simplified to a Doric style with a stucco and concrete base. The columns and beams will be painted cypress wood.

Mr. Bell had no objection to one pergola, but felt that one on each side of the house was too overbearing.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SHAW.
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 and August meetings.

No one was present to represent the project.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE OCTOBER MEETING.
MOTION SECONDED BY MR. BELL.
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 and August meetings.

No one was present to represent the project.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A52-00 Landscape & Hardscape

Applicant: Redpath Investments Corp.
Address: 437 Chilian Avenue
Architect: Green Giant Landscape
Project Description: Landscape, hardscape and pool for new single family dwelling.

This project was deferred from the August meeting.

Mr. Bell said he met with the landscape architect.

Nicki Christensen, on behalf of Green Giant Landscaping, explained that black olive trees will line the driveway. An existing 14' ficus hedge along the north and west property lines will remain. Canary island date palms and triple alexanders will be planted in the front yard. The hardscape material will be old Chicago brick.

Mr. Wheelock felt that the elevation was misleading because the mass of vegetation that will actually be there is less transparent than what Ms. Christensen was presenting.

MOTION BY MR. BELL TO APPROVE THE LANDSCAPE PLAN AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A54-00 Landscape Plan

Applicant: G.W. partnership
Address: 230 Wells Road
Architect: Life Force Nurseries, Inc.
Project Description: Landscape Plan

This project was deferred from the August meeting.

Mr. Wheelock met with the landscape designer.

Steven Dauber presented the project and recounted the discussion that took place at last month's meeting regarding the amount of the different types of palms used in the landscaping. The Montgomery palms were deleted at the entrance and two large ficus benjamina trees will be used to frame the entrance. He presented an overlay drawing of the landscaping against the building elevation and another overlay drawing of the Australian pine trees that exist at the street level. A background wall and fountain will be placed at the rear of the property with a screen of bamboo planted behind it and sod placed in the easement area.

Mr. Wheelock commended Mr. Dauber for the treatment of the long driveway by making it look like part of a garden.

Mr. Bell thanked Mr. Dauber for taking the time to do three overlays showing the whole feeling from the street.

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

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 windows sills and stucco banding, and new configuration of driveway and staff entrance.

Note: the original application was submitted by Southern Roofing Company with a request to change the flat white cement tile roof to a hand made clay barrel tile roof and it was deferred from the August meeting with a request to present a “master plan.”

There were no ex-parte communications regarding this project. Architect Pat Segraves presented photographs of the existing Monterey style house. They propose to relocate the driveway entry from the corner of Merrain Road and North Lake Way to North Lake Way and the black pavers will be replaced with brick and gravel. The three garage doors wa rectangular shape entry with smaller windows above which will be more in keeping with the proposed Spanish style. A new rounded stucco band and cast stone window sills will be added to the house. He said a full clay barrel tile roofing material is proposed for the house even though the roof pitch is higher than normal for barrel tile. The owner advised him that this project may take a year to complete.

The Commission made comments that the entrance was too simple for the Mediterranean style. There are British Colonial style homes with orange roofs, but they have flat tiles. The roof pitch was wrong for a barrel tile roof and it still looked like a British Colonial house. And that the house should be left in the British Colonial style and not try to make it into something else.

Mr. Seagraves remarked that to take the entire roof off and lower the roof pitch would be more that what the owner would like to do to this house.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE OCTOBER MEETING TO EITHER TAKE THE HOUSE BACK TO THE BRITISH COLONIAL STYLE WITH A FLAT ORANGE ROOF OR CHANGE IT TOTALLY TO A MEDITERRANEAN STYLE.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A56-00 Landscape

Applicant: Vickers Development
Address: 242 Country Club Road
Architect: Bruce Melanofsky
Project Description: Landscape

This project was deferred from the August meeting.

Mr. Wheelock said he visited the site.

Marian Tuttle, representing Tuttle's Landscape Company, presented the project. There is a privacy wall on the west side and a croquet court on the east side of the house. The landscaping was enhanced in the central driveway island with dwarf hibiscus, variegated ginger lilies and a screw pine planted in the center of the island. Three areca palms 10' tall will be planted at the side yard. A ficus hedge will be planted all of the way around the property.

Mr. Wheelock objected to the flowering plant material in the center driveway island as the character of the street is mostly hedged. He felt that the landscape plan should be neutral and not overly decorative to be harmonious with the street.

Mr. Shaw thought the colorful plant material was pleasant and believed that the hedge on the north side was a detraction from the street.

It was suggested to plant a silver buttonwood hedge rather than the ficus hedge and add a larger palm tree in the center driveway island.

Mrs. Tuttle said the screw pine that is proposed for the center island is 8' tall.

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

ROLL CALL:

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

MOTION CARRIED 4-3.

Mrs. Tuttle asked to present the hardscape material at this time.

**MOTION BY MR. BELL TO REVIEW THE HARDSCAPE MATERIAL.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Mrs. Tuttle presented samples of concrete pavers and coping material proposed for use around the pool and the driveway border.

The Commission felt the coping material would not work as a driveway border.

**MOTION BY MR. BELL TO APPROVE THE HARDSCAPE MATERIAL MINUS
THE DRIVEWAY COPING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

D. NEW BUSINESS - MINOR PROJECTS

A60-00 Landscape & Hardscape

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

Mr. Wheelock said he visited the site.

Mrs. Tuttle said the presentation was not ready for review at this meeting.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE OCTOBER
MEETING.
MOTION SECONDED BY MR. SHAW
MOTION CARRIED UNANIMOUSLY.**

A61-00 Landscape

Applicant: L. Frank Chopin, Trustee
Address: 309 Wells Road / 345 North Lake Way
Architect: Madison Cox Design Inc.
Project Description: Landscape property surrounding approved new single family home. Hardscape has been previously approved and plantings have been previously submitted on a conceptual basis. Only landscape/planting approval is sought by this application.

Mr. Wheelock said he visited the site.

Frank Chopin addressed the Commission and introduced Landscape Architect Madison Cox and Architect Jeff Smith. Mr. Cox presented a photo board of the different types of trees proposed for the lot. Mr. Cox said the property will be surrounded by a podocarpus hedge and a 12' clipped ficus hedge located at the motor court. There are four very large ficus trees on the lot which have been protected during the construction. Thirty foot magnolia trees and several mahogany trees have been located, as well as thirty foot ficus trees for planting along the north property line. The plant material will be very large for immediate screening from Wells Road and North Lake Way. Mr. Cox said the plans that were submitted to the town did not show a papaya tree proposed for the rear of the property.

Mr. Wheelock felt the plan was well thought out and is appropriate for the house.

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

A62-00 Landscape & Hardscape

Applicant: Robert Wildrick
Address: 220 Nightingale Trail
Architect: Lang Design Group
Project Description: Pool, patios, driveway, walks, landscaping.

Mr. Wheelock visited the site.

Landscape Architect John Lang presented the hardscape plan which indicated a straight driveway with brick pavers on sand. A small formal garden court outside of the dining room and a pedestrian walk of brick pavers will be located at the front of the house. The brick material, from Central America, is made of concrete and clay. Large 16' and 12' trees will be planted in an area where the second floor looks down on the one-story home

next door. A small informal walkway will be installed for the service side of the house.

Mr. Wheelock commented that there was no relationship with the hedges on the west and east sides with the low hedge in front. He suggested adding a couple hedges in the corner to soften the look.

Mr. Lang said some of the hedges were existing and agreed to add plant material in this area.

The swimming pool design was changed from the original ARCOM review and it was decided to include the consideration of it with this presentation.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH AND INDICATION TO HAVE SOME TRANSITION FROM ONE POINT TO ANOTHER.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A63-00 Landscape

Applicant: FEDUMA
Address: 151 Atlantic Avenue
Architect: Jack Arnold
Project Description: Landscape plan for residence.

Mr. Wheelock visited the site.

Landscape Architect Jack Arnold said the hardscape has been approved previously for this project. The planting is simple which will include medium scale palms, Veitchia Winin and an orange jasmine hedge along the front. 12' Calophyllum trees will be planted on the east side to address the privacy issue with the two-story home next door.

Mr. Wheelock felt that either taller Calophyllum trees or two or three palm trees should be added to the east side of the property.

Mr. Bell remarked that the house is very plain and the landscaping is extremely limited.

Mr. Arnold explained that the landscaping was kept simple to match the home.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A64-00 Landscape & Hardscape

Applicant: Mr. Herb Siegel
Address: 6 Windsor Court
Architect: Jeff Blakely
Project Description: Landscape, hardscape, irrigation and lighting.

Landscape Architect Jeff Blakely presented the project. An existing ficus hedge will remain along Cherry Lane which continues around the property. The existing black olive trees have been trimmed and cleaned up. Chattahoochee stone will be rolled into a macadam material with 5/8 inch of the loose stone on top of it. A trellis which will be constructed in a grid form will have three different vines ranging from yellow to gold colors. The site lighting from the trees will be mainly up lighting with very little down lighting on the site.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VII. OTHER BUSINESS

Mr. Bell recommended requiring two landscape overlay drawings, one of the view from the street and one of the view from inside the property.

VIII. ADJOURNMENT

MOTION BY MR. BELL TO ADJOURN THE MEETING AT 4:25 P.M.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on October 25, 2000 beginning at 9:00 a.m.

Chairman John Schuler

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

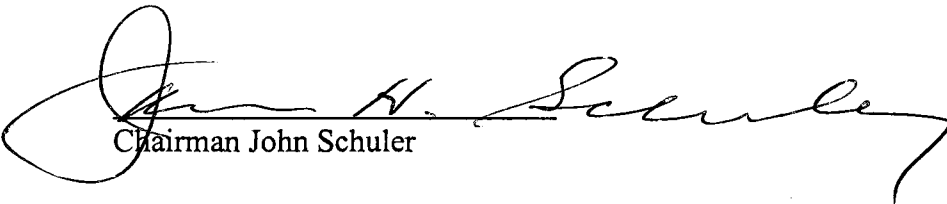
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