

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION

WEDNESDAY, SEPTEMBER 24, 2003

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
Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Lindley M.F. Hoffman, Member
Nikita Zukov, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member (arrived at 9:03 a.m.)
Leslie C. Kirkwood, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Paul Castro, Zoning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Leslie A. Shaw, Member (unexcused)

Note: Mr. Wheelock was a voting member throughout the meeting, and Ms. Kirkwood was a voting member for project number B59-03.

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 27, 2003 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Chairman Schuler.

V SWEARING IN PERSONS TESTIFYING.

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

VI PROJECT DEFERRALS/REMOVALS

Mr. Moore reported that the Town Council has authorized a policy, to take effect immediately and will become official January 2004, for certain projects to automatically come to ARCOM for review. The Commission will review the appropriateness of the architecture, but they are not to comment on the appropriateness of the variance.

B64-03 New Two Unit Building

Applicant:	470 South Ocean LLC - The Cury Group
Address:	470 South Ocean Boulevard
Architect:	Portuondo-Perotti Architects
Project Description:	A new two unit condominium building with courtyards and pools designed in the classic Mediterranean style incorporating a full barrel tile roof, smooth stucco with cast details, cast stone cladding, panels & surrounds, cypress wood garage & front doors, cast iron railings, & impact metal clad doors and windows.

The attorney has requested deferral of this project from the August and September meetings pending Town Council action.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

A. INFORMAL REVIEW

B62-03 New Residence (SE17-2003)

Applicant: 1620 South Ocean LLC
Address: 1620 S. Ocean Boulevard
Architect: Smith and Moore Architects
Project Description: Construction of a new two-story residence.

Demolition of the existing residence was approved at the August meeting. The Town Council deferred this project from their August and September meetings. They have asked ARCOM to study the west elevation of the garage and the second story above it.

Ms. Kirkwood, Mr. Adams, and Mr. Wheelock said they met with the architect and the attorney and reviewed the plans. Dr. Rosenberg, Mr. Wideman, Mr. Hoffman, Mr. Schuler and Mr. Zukov said they met with the architect and reviewed the plans.

Mr. Frank read a letter from Robert M. Grace, 126 Seagrape Circle, expressing his concern of the run off water into a side street which has no storm drains. Mr. Moore had advised Mr. Grace that the town's engineer will do a site inspection.

Attorney Maura Ziska, representing the applicant, indicated some design changes had been made to the project. Architect Harold Smith introduced his associate Ted Saung and reminded the Commission of last month's discussion relative to the massing of the west side of the building. He explained that the project was before the Town Council two weeks ago and they made two suggestions. The first suggestion, was to reduce the floor to floor height in the garage wing with the two-story mass. The second suggestion, was the possibility of a one-story garage wing. He explained that by eliminating the second story would eliminate a guest suite and a staff room. Responding to the first suggestion, he presented a drawing indicating the tie beam lowered 4½' below the tie beam of the main house. This will bring the height of that part of the structure into code compliance, without the point-of-measurement variance that they requested. He presented the other scheme, that the Council wanted the Commission to review, which was a one-story wing at the garage end of the house. He felt that a one-story garage did nothing to enhancement the architecture of the house. The Commissioner's, with the exception of Mr. Schuler, agreed with Mr. Smith. They felt that by reducing the garage to a single story element would not impact the adjoining house that is 147 feet away. Also, windows on the main house will be exposed by removing the second story element, thereby accomplishing nothing from the standpoint of the neighbor. Mr. Schuler mentioned that he preferred the garage at a lower height.

ARCOM 9/24/03

MOTION BY MR. WIDEMAN TO RECOMMEND TO THE TOWN COUNCIL THAT ARCOM RECOMMENDS THE PLAN WHICH SHOWS THE 4 ½ FOOT REDUCTION IN THE TIE BEAM, BUT A TWO STORY ELEMENT ON THE WEST SIDE.

MOTION SECONDED BY DR. ROSENBERG.

MR. SCHULER OPPOSED.

MOTION CARRIED 6-1.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B59-03 New Residence

Applicant: Kings Estate, Inc. c/o Dean Vegosen
Address: 150 Kings Road
Architect: SKA Architect + Planner
Project Description: Construction of new two-story Mediterranean style home.

This project was deferred from the August meeting for restudy.

Ms. Kirkwood, Mr. Strawbridge, Mr. Wideman, Mr. Schuler and Mr. Hoffman said they met with the architect. Mr. Wheelock recused himself because this is a former client and a former project of his. Ms. Kirkwood was a voting member for this project.

Architect Pat Seagraves requested extension of a project which was originally approved in October 2001, and again extended in September 2002. He indicated that the greenspace was increased by bringing the front driveway in 6' on both sides and reducing the size of the pool deck. All of the windows were revised by changing the mullion spacing. Two doors on the back of the house were made smaller to avoid crowding the columns. The Commission felt the architect did a nice job responding to their comments from last month.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank noted that revised plans were not received prior to the meeting. He suggested making this approval conditional upon staff review.

REVISED MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT UPON REVIEW BY STAFF.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

ARCOM 9/24/03

B61-03 New Garage (V25-2003)

Applicant: Sarah Asche
Address: 569 Island Drive
Architect: Smith & Moore Architects
Project Description: Construction of a new attached two-car garage, materials & heights to match existing.

This project was reviewed informally at the August meeting.

Mr. Wideman, Mr. Schuler and Mr. Wheelock said they met with the architect.

Architect Ted Saung presented the plan that the Council approved with the garage shifted three feet to the north. Mr. Wheelock indicated that moving the garage closer to the house diminished the space for backing out of the garage.

**MOTION BY MR. WIDEMAN TO APPROVE THE PLAN THAT THE TOWN
COUNCIL SENT TO THE COMMISSION.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY**

B66-03 Remodel and Addition

Applicant: Victor DeMarinis
Address: 1451 North Lake Way
Architect: Thomas M. Kirchhoff
Project Description: Remodeling of an existing one-story residence. Minor additions for master bedroom/bath, breakfast room/laundry, and entry foyer. Enclose existing carport as a garage and the entry pavilion as a den. New hardscape to include driveway, entry walk, and pool deck. New rectangular pool in rear yard.

This project was deferred from the August meeting for restudy.

Ms. Kirkwood, Mr. Strawbridge, Mr. Wideman, Mr. Schuler, Mr. Hoffman and Mr. Wheelock said they met with the architect and reviewed the plans.

Architect Tom Kirchhoff said that after meeting with commission members, he decided to present the original design with slight revisions. He displayed photographs of the existing house and pointed out that there is an existing open hexagonal entry element. Mr. Adams thought the wooden entry door was objectionable as it was much darker than anything else on the building. Mr. Zukov agreed that the wood door and the hexagonal entry were not typical of the Bermuda styling.

ARCOM 9/24/03

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

ROLL CALL:

MR. WIDEMAN YES

DR. ROSENBERG YES

MR. ADAMS NO

MR. HOFFMAN YES

MR. ZUKOV NO

MR. WHELOCK YES

MR. SCHULER YES

MOTION CARRIED 5-2

B. NEW BUSINESS - MAJOR PROJECTS

B67-03 Demolition

Applicant: Mr. Ronald Rindler
Address: 150 Woodbridge Road
Architect: Smith and Moore Architects
Project Description: Demolition of an existing residence.

Mr. Wheelock said he visited the site.

Architect Harold Smith requested deferral of the demolition request because the owners are exploring renovation and additions to the house.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Vesna Oelsner, 153 Woodbridge, stated that she was very unhappy with the constant construction in the neighborhood for the last four years.

ARCOM 9/24/03

B68-03 Addition

Applicant: Mr. and Mrs. George Abouzeid
Address: 1072 North Ocean Boulevard
Architect: SKA Architect + Planner
Project Description: 392 square foot addition to match existing Mediterranean style home.

Ms. Kirkwood, Mr. Wideman, Mr. Schuler, Mr. Hoffman, Mr. Adams and Mr. Wideman said they met with the architect and reviewed the plans.

Architect Pat Seagraves presented photographs of homes in the neighborhood. He indicated that the second story addition will be set back 38' and 36'. The new addition will be connected to the main house with a trellis element. Mr. Seagraves noted a revision to the plans of two windows in the dining room changed to two doors which will lead to an existing patio.

The Commission passed a motion, at their May 5, 2003 meeting, to bring the project back with a preliminary landscape plan. Therefore, Landscape Architect Dustin Mizell presented the proposal. He indicated that the new trellis area will be covered with bougainvillea and an outdoor garden/courtyard area will be created with the addition of a low site wall. After discussion, it was decided to have a full landscape plan presented rather than just a preliminary plan.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH A
CONDITION THAT THE LANDSCAPE ARCHITECT RETURN TO THE
COMMISSION WITH A FORMAL PRESENTATION OF THE LANDSCAPE PLAN.
MOTION SECONDED BY WHEELLOCK.
MOTION CARRIED UNANIMOUSLY.**

B69-03 Demolition & New Residence (V37-03)

Applicant: William Mack
Address: 440 North Lake Way
Architect/Designer: Michael J. Johnson & Dennis LaBerge
Project Description: Demolition of existing single family house and construction of a new single family house.

Dr. Rosenberg, Mr. Wideman and Mr. Schuler said they met with the architect and visited the site. Mr. Hoffman, Mr. Adams and Mr. Wheelock said they met with the architect and visited the site.

Architect Michael Johnson turned the presentation over to Designer Dennis LaBerge. Mr. LaBerge proposed demolition of a one and two-story residence, built in 1984, and designed by

ARCOM 9/24/03

Henry K. Harding. Landscape Designer Mario Nievera stated that the royal palm trees that exist on the site will be retained and/or relocated.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION (WITH THE
CONDITION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Mr. LaBerge displayed the site plan and stated the proposed project meets all of the set back requirements. He also presented a streetscape drawing with the photographs of the coordinating properties. He referred a model for a prospective view of the project. The new house will be two-story with one-story wings. The large rooms will be centered in the house with the bedrooms above at the second floor area. A large loggia with columns and pre cast balustrades will face the lake. Building materials include smooth stucco for the walls, columns and window sills. The pilaster details and balcony brackets will be made of precast, acid washed concrete. Mr. LaBerge indicated that he proposed to the client an antique clay roofing material. The site plan revealed two gated driveway openings proposed for North Lake Way.

Mr. Wideman stated that this was one of the best designed houses that he has seen in a long time. Mr. Hoffman felt the architect did an excellent job keeping the house low by having the two-story wings over the nine-foot ground floor and achieving height in the center section of the building. Mr. Adams thought that if the house were narrowed, the building would sit better on the lot, and improve the functionality of the garages. Mr. Zukov appreciated the architect bringing the house down to a human scale and making a pleasant design. It was felt that the roof tile was very important to have a mixture of colors and antiqued tiles were preferable as the designer had recommended to his client. Dr. Rosenberg thought it was an elegant house and the architectural design was classic for its style. Mr. Wheelock discussed access to the garage with the architect, and he thought the problem could be resolved internally. Mr. Moore responded to comments regarding the air coolers in the front yard by stating that the Town Council had suggested splitting the system. Mr. LaBerge replied, they are working on balancing the air-conditioning system. Mr. Wheelock supposed that there was no longer a need for the free standing arched hedges if the cooling towers were being removed. He noted the tremendous amount of beautiful vegetation in the 30' set back and requested saving as much as possible. The designer and architect were thanked for the scale model and the time they spent meeting with the Commission Members.

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

B70-03 Demolition & New Residence

Applicant: Globe Trust Company Limited
Address: 210 Kawama Lane
Architect: SKA Architect + Planner
Project Description: Demolition of existing single story structure. New two story Spanish Mediterranean structure, masonry construction, stucco walls, true barrel tile roof, mahogany windows and doors.

Ms. Kirkwood, Mr. Strawbridge and Dr. Rosenberg said they met with the architect and reviewed the plans. Mr. Schuler, Mr. Hoffman, Mr. Adams and Mr. Wheelock said they met with the architect and visited the site.

Architect Jackie Albarran requested demolition of a house that was built in 1961 for Michael Burrows and designed by Architect/Engineer Allen Babcock. Several remodeling projects have been done over the years. The structure was in good condition, but in her opinion it has no architectural value. She indicated that the site has wonderful landscape screening around the perimeter which will be maintained.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION.
MOTION SECONDED BY DR. ROSENBERG.**

Under Discussion, Mr. Moore wanted the owners to be aware that the retaining wall must be built prior to the foundation pour. Ms. Albarran replied that there would be no problem with this requirement.

MOTION CARRIED UNANIMOUSLY.

Ms. Albarran presented a street scape drawing and photographs of the neighborhood. She mentioned that the owners requested lush landscaping along the driveway leading to the house. The front entry will consist of a pergola which will cross the center vestibule foyer. French doors will be centered on the front porch lining up with the living room's french doors for a see-through effect. Ms. Albarran noted the building color will be off-white and the windows will be green.

Don Kino, 105 Sanford Avenue, commented on the drainage plan for this project and thought that it may need further study. He wanted to work with the landscape architect to mitigate the views of his property. Mr. Moore responding to the question of the drainage, stated that there is a new requirement for two-inch retention. He also commented that any questions regarding landscaping should be addressed at this time. Mr. Wideman thought that there was not enough room for landscaping between the pool and the property line. He acknowledged the proposed hedge, but thought additional trees should be added in this area. Mr. Wheelock thought the portico on the south elevation was too feminine for the rest of the building. He indicated that not

only the pool area needed screening, but additional screening was needed to the east of the second story element.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED, GIVING THE ARCHITECT AND THE OWNER THEIR OPTION OF WHICHEVER PORTICO, ON THE SOUTH ELEVATION, THEY WANT TO UTILIZE.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B71-03 New Residence

Applicant: Ocean Drive Chilian, LLC
Address: 219 Chilean Avenue
Architect: Lang Architectural Group
Project Description: A new two-story single family residence consisting of a courtyard style home with exterior loggias, fountains and pool designed in a classic Mediterranean style.

Mr. Wideman and Mr. Adams said they met with the architect. Mr. Schuler said he had a conversation with the architect.

Architect Don Lang introduced Project Designer Rosie Lang and Landscape Architect Michael Rawls. Mrs. Lang read a project introduction to the Commission. Mr. Lang quoted the site statistics of the 10,380 s.f. lot, as having a lot coverage of 34.95%, landscaped area of 40.95%, and a building cubic content of 6.19. The building materials include cast stone and wrought iron railings. He presented color drawings and overlay drawings of the landscaping at the front elevation. Landscape Architect Michael Rawles indicated that the landscaping plan was flipped from the project next door. They propose two motor courtyards, one being the motor court entering the garage, and the other for the guest motor court. Existing coconut palm trees and hedging will buffer the duplex next door. Mr. Lang responding to Mr. Frank's comments regarding his pre meeting review, stated that the handout booklets and the presentation drawings addressed some of these comments.

The Commissioners made the following comments:

1. The front door should be on the front because it was odd having the main entrance on the side of the building.
2. There was very little relief between the arch and the actual location of the door, resulting in engaged columns with little meaning.
3. The springline of the arch should equate with the necking of the columns on the garage window.
4. Additional greenspace could be added around the swimming pool area.

ARCOM 9/24/03

5. The three arches on the first floor, the windows above, and the doors were too overbearing for the south elevation.
6. The two driveways added to the confusion of the front door location.
7. There are existing electrical poles that should be screened from the house.
8. When the final landscaping comes back to the Commission, it should be simplified, more in keeping with the street, and less flamboyant.
9. A front loading garage may work better for the site.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE OCTOBER MEETING BASED ON ALL OF THE COMMENTS THAT WERE MADE.
MOTION SECONDED BY MR. WHEELLOCK.**

Chairman Schuler allowed Developer Tony Solo to address the Commission at this time. Mr. Solo stated, to restudy the front elevation would be a major departure from the design and would require starting all over. He advised the Commission that a front entry was not important enough to loose the room at the front of the building.

**MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE OCTOBER MEETING FOR RESTUDY.
MOTION SECONDED BY MR. WHEELLOCK.
MOTION CARRIED UNANIMOUSLY.**

B72-03 Addition

Applicant: Leo and Edie Balestrieri
Address: 271 La Puerta Way
Architect: Shane Ames
Project Description: Add 200 s.f. on 1st floor consisting of foyer, bathroom and laundry room.
Add 232 s.f. on 2nd floor consisting of living space, bedroom, bathroom and walk-in-closet. Relocation of garage on the 1st floor / building height shall remain as it exists. All new materials to match existing.

No one was present to represent this project.

**MOTION BY MR. WHEELLOCK TO DEFER THE PROJECT TO THE OCTOBER MEETING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B73-03 Addition

Applicant: Marcie S. Stolof
Address: 120 Seagate Road
Architect: Bali Design Group
Project Description: Proposed two-story addition - single family residence / building - smooth stucco, roof - flat cement tiles, trim - precast (cream white) & smooth stucco, copper gutters pecky cypress shutters & garage door, aluminum railing (sage green), high impact windows (sage green).

Mr. Strawbridge said he visited the site and met with the owner.

Mr. Frank read a letter from John Kaywell, 201 Angler Avenue, objecting to five windows on the addition that would invade his family's privacy. Mr. Frank read his staff comments, which had been sent to the architect, indicating some project deficiencies that needed to be addressed before ARCOM review.

Architect John Balastrì presented the project that had been revised per Mr. Frank's suggestions. He explained that the addition includes enlarging the dining room and garage, and adding two bedrooms and baths on the second floor. Also, proposed is a new cabana with a covered patio at the pool area. After Commission comments, Mr. Balastrì agreed to match the shutters all around the building.

Landscape Architect Dustin Mizell presented the preliminary landscaping plan. He addressed the privacy concerns of the neighbors on the south elevation with a ficus hedge with tall palm trees.

Willie DeGray, 110 Seagate Road, remarked that the neighborhood consists of small, one-story houses and only four of them have had small two-story portions added to the back. He stated that this proposal would be the only house on the street having full two-stories making it incompatible with the neighbors.

Jeff Smith, representing his father, who resides at 119 Seagate Road, was concerned with the aesthetics and building materials proposed for this house. He stated, the dark color roof and the dark garage doors were foreign to the neighborhood and the pecky cypress was foreign to the style of architecture. As well, as being too dissimilar with other architectural styles in the neighborhood.

John Kaywell, 201 Angler Avenue, repeated his concerns relative to the privacy issue as stated in his letter that Mr. Frank read into the record.

The Commissioners made the following comments:

ARCOM 9/24/03

A full two stories would be much too massive for the neighborhood.
The dark roof and the dark wood further alienated this house from the others on the street.
Roof, window and column proportions were not correct.
The windows and doors appeared jammed into the eve.
The front door was thought be peculiar looking.
The commission asked for drawings or photographs of the existing house so that it would be understood what was being proposed.
It was suggested to use the same vernacular and colors of the existing house.
Shutters should be added to the other three facades.
Full and formal landscape and hardscape plans need to be presented as the proposal will add a full second story.
It was commented that most of the residents have been there for a long time, they have a right to their privacy, and they should not be run out of their neighborhood and homes by introducing this type of proposal.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE OCTOBER MEETING TO RESTUDY THE VOLUME, RESTUDY THE MASSING, COME BACK WITH A FULL FORMAL LANDSCAPE AND HARDSCAPE PLAN, PRESENT THE COLORS OF THE ROOF AND SHUTTERS, AND TRY REMOVING ½ OF THE VOLUME OF THE SECOND FLOOR.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B74-03 Demolition and New Residence (V30-03 V36-03)

Applicant: Three Fours Trust
Address: 444 North Lake Way
Architect: Shope Reno Wharton Associates
Project Description: This project involves demolition of an existing house built in 1971, and construction of a new home of Georgian Style, to be built of cast stone with a grey slate roof, white trim, and black shutters.

Ms. Kirkwood, Dr. Rosenberg, Mr. Wideman, Mr. Hoffman, Mr. Adams and Mr. Wheelock, who also visited the site, said they met with the lawyer and reviewed the plans. Mr. Schuler Met with the lawyer.

Architect Alan Shope presented the demolition proposal. He commented that staff had notified him that John Volk was the architect of record. The modern style home was designed approximately 30 years ago which has a series of intersecting circles.

Ms. Kirkwood stated that she was saddened to see this house demolished because it is an exciting

ARCOM 9/24/03

unattractive house.

**MOTION BY DR. ROSENBERG FOR APPROVAL FOR DEMOLITION (WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Mr. Shope presented the plans for the replacement house. He revealed that the project received variances for both side yard set backs from the allowed 15' to 12'.5", leaving 10' between the house and the hedges. The building materials include lime stone, cast stone and slate for the roof.

Mr. Wideman commented that the proposed building materials are usually used in the northern states. Also, the pillars on the two wings were redundant making the house appear very monumental. The only objections Mr. Hoffman had, were the shed roof and the dormer windows above the garage, which he thought looked very awkward and clumsy. Mr. Adams stated that he loved the house, but admitted it had a bold appearance. He recommended using a lighter trim color for a softer effect. Mr. Zukov requested lowering the entire building slightly, giving the second floor a higher ceiling height. He also understood that the existing second floor height was 16' rather than the first floor height as previously stated. Dr. Rosenberg appreciated the model which helped to visualize the proposal. He defended the location, height and the building materials of this project. Mr. Wheelock advised painting the garage windows black on the inside keeping the windows in conformity. He also thought that if the house were lowered two or three feet, they would still have a view of the water, they would be able to negotiate an appropriate driveway and they would be able to access the garage. Mr. Strawbridge felt the project was terrific with the minor changes that need to be made. Ms. Kirkwood remarked that it was a beautiful Georgian style house, but she was concerned with the height and thought it would be very massive, especially from the view of the bike path. Mr. Schuler remarked that the house was lovely, but thought the columns on the west side were heavier and thought it would look better having just cast stone rather than columns. Further discussion took place regarding the height of the house. Mr. Moore stated that the Council made them lower the height of the building three feet, (2' out of the ridge and 1' out of the tie beam). Mr. Shope stated the plans presented today did not reflect the lower height.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED
AND TO LEAVE IT UP TO THE ARCHITECT AND OWNER TO CONSIDER
LOWERING THE FLOOR LEVEL TO RESOLVE THE ELEVATION DIFFICULTIES.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

The property owners who were in the audience, responded negatively to the suggestion of lowering the floor level of the house.

ARCOM 9/24/03

B75-03 New Residence and B58-03 Demolition

Applicant: Varick and Alane Foster
Address: 162 Dolphin Road
Contractor: Tuscan Homes, Inc.
Project Description: B75-03:
New two-story 4,905 s.f. residence, building height 19'-0" above finished floor for two story area, 9'-0" for one-story area. Materials are CBS arch, cast stone trim and casing, wood clad casement windows, french doors, flat concrete roof tile, stucco finish throughout, black wrought iron balcony rails.

B58-03:
Demolition of existing single family residence, pool house, boundary wall and remove existing vegetation as per vegetation plan

The demolition project was deferred from the July meeting for restudy and from the August meeting as no one was present. The applicant also applied for approval of a new residence. Therefore, two project numbers were assigned for the same address.

Mr. Strawbridge, Mr. Schuler, Mr. Hoffman and Mr. Wheelock said they met with the owner's father and discussed the project.

Architect Kim Dellastatious proposed the demolition of an existing two-story residence. Landscape Architect Mark Hennigan proposed removal and relocation of some of the existing vegetation on the site.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION (WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Ms. Dellastatious presented the proposal of a two-story, French/West Indies style home. She indicated that the roofing material will be flat green cement, the stucco will have a golden tone to it, the trim will be white and the shutters will be green. Mr. Hennigan presented an overlay drawing of the proposed vegetation at the front of the house. The architect was asked to eliminate the ½ shutters on either side of the fireplace and to restudy the headers of the windows. It was stated that the dark color of the garage doors brought attention to them. Ms. Dellastatious explained that the French West Indies style uses mahogany wood stained chocolate brown.

ARCOM 9/24/03

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE ½ SHUTTERS FROM THE THREE WINDOWS AND PAINT THE GARAGE DOORS THE SAME COLOR AS THE HOUSE.

MOTION SECONDED BY MR. WHELOCK.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore announced that the Public Works Department has Resolution on record to deny driveway curb cuts on major north/south roads for corner lots for new construction.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None

D. NEW BUSINESS - MINOR PROJECTS

A32-03 Landscape Lighting

Applicant: The Residences at Sloan's Curve
Address: 18 Sloan's Curve Drive
Contractor: Luminary Effects
Project Description: New Landscape lighting system.

Lighting Consultant Van Collier stated that the current total wattage for the condominium street lighting is in excess of 7,500 watts. They propose an additional 1,900 watts, for a total of 9,400 watts. The lighting will be located between the condominium buildings and will not be seen from the street or the ocean.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

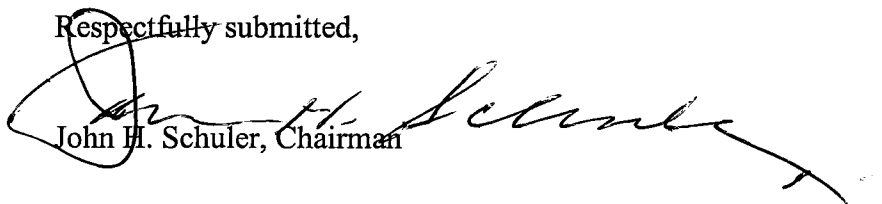
VIII OTHER BUSINESS

None.

IX ADJOURNMENT

The meeting was adjourned at 3:49 P.M. The next meeting of the Architectural Review Commission will be held on Wednesday, October 22, 2003 at 9:00 a.m.

Respectfully submitted,


John H. Schuler, Chairman