

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY, AUGUST 22, 2001 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Leslie Shaw, Member (arrived at 12:45 p.m.)
Lindley Hoffman, Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Veronica Close, Assistant Director Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Lowry M. Bell, Jr., Vice-Chairman
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Nikita Zukov, Alternate Member

Note for the record: Mr. Bell's absence was classified as excused. Mr. Shaw was not present for three fourths of the meeting. His absence was noted as a "travel related excused absence," per Mr. Moore. Mr. Wheelock, Mr. Strawbridge and Mr. Zukov's absences were classified as unexcused.

Mr. Randolph stated that in order for an application to prevail, a majority of the Commission must vote affirmatively, as opposed to a majority of the quorum present. If an applicant feels prejudice, they should have the opportunity at the beginning of the project to postpone their application to a time when they can be heard by a full board.

III. APPROVAL OF THE MINUTES FROM THE JULY 25, 2001 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

MR. HOFFMAN ABSTAINED AS HE WAS NOT PRESENT AT THE LAST MEETING.

IV SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT REVIEW

B52-01 Addition

Applicant: Jane Ylvisaker
Address: 346 Seabreeze Avenue
Architect: Brower Architectural Associates
Project Description: Alteration and addition to home to Mediterranean Revival.

This project was deferred from the June and July meetings at the architect's request.

Designer Raphael Saladrigas presented a site plan indicating the areas proposed for the addition and the neighboring properties in relation to the subject property. He said the house is a 1928, nondescript cottage which they propose to change to a Mediterranean revival style. They will raise the existing floor slab to conform with the flood level requirements. An addition on the second floor will extend over an existing porch. The rear of the house will gain an 8 ½-foot extension and a 4-foot deep cantilevered balcony.

It was stated that the east elevation had quite a bit of glass looking toward the neighbor, and the windows were disjointed or disorganize on the west elevation.

Mr. Saladrigas said there is adequate vegetative screening at this location.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B39-00 New Residence

Applicant: Mr. And Mrs. James Woolems
Address: 264 Sanford Avenue
Architect: Thomas Kirchhoff
Project Description: New two-story residence.

This project was approved July 26, 2000. A time extension was requested at the July meeting and it was decided to consider the project as a new application.

Attorney Ron Kolins addressed the Commission and asked for an extension of the approval that was granted approximately one year ago. He said there were several reasons why this project did not commence within this approval period.

Discussion took place regarding the Cubic Content Ratio of the approved project and the Cubic Content Ratio that would be allowed under the sliding scale if this were a new application. It was determined that the difference would be 300 square feet. Much discussion took place at this time regarding the expiration of the approved ARCOM plans and it was stated for the record that the applicant came before ARCOM one day before the expiration date. The consideration whether to extend the expiration deadline or not was deferred from the last meeting. Therefore, the expiration was extended one month, as it was stated in the motion at last months meeting, and the project had not officially expired. It was stated for clarification that if the Commission does not wish to grant the approval deadline, the project would come back for review under the new zoning rules.

Architect Thomas Kirchhoff described the proposed two-story Colonial style home and he cited the project calculations. He said the roofing material will be made of concrete.

Note for the record: The minutes of the meeting of July 26, 2000, stated that the roofing material would be Ludowici clay. The ARCOM plans approved at the July 26, 2000 meeting stated interlocking concrete roof tiles followed by the statement "terra cotta" in parentheses.

MOTION BY DR. ROSENBERG TO APPROVE THE TIME EXTENSION, (FOR THE PREVIOUSLY APPROVED ARCOM PROJECT), FOR ONE YEAR.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B44-01 New Residence

Applicant: H.B.R., Inc.
Address: 211 Ridgeview Drive
Architect: The Lang Architectural Group
Project Description: A new two-story residence.

Staff deferred this project from the May meeting and it was deferred from the June meeting for restudy. Demolition was approved and the new construction was deferred for restudy at the July meeting.

Mr. Adams said he received a telephone call from the architect, and spoke with the owner regarding the project.

Architect Don Lang introduced Landscape Architect John Lang. Don Lang stated they looked into moving the garage, loggia and pool as suggested at last month's meeting and they felt that an additional five feet of set back would be sufficient to buffer the neighbor's house. The pool was centered on the living room and the window proportions were adjusted.

Part of the motion to defer, it was required that the garage, loggia and pool be moved 7½-feet. It was observed that this proposal was only moved 5'. Don Lang said the extra 2 ½-feet would not add to the buffer at the property line. Landscape Architect John Lang said that they have added an additional layer of planting to guarantee a 90% buffered area. The shutters were discussed and felt to be too narrow and out of proportion for the windows. Don Lang said the shutters are doubled so they will be narrow and the windows will be wood with impact glazing throughout the house. Therefore, the shutters do not have to be functional. Mr. Lang agreed to widen all of the shutters to proportion them to the windows. He stated that he will have to re space the windows on the second floor, center section, in order to widen the windows.

Property Owner Hamlin Beaty and Attorney Peter Broberg were sworn in and available for testimony if necessary.

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

B50-01 New Residence

Applicant: Summit Development
Address: 404 Seaspray Avenue
Architect: SKA Architect and Planner, Inc.
Project Description: New two-story Mediterranean style house.

Demolition was approved at the May meeting and the new construction was deferred from the June and July meetings at the architect's request.

Architect Pat Seagraves presented photographs of the neighborhood and the proposed site. The 1920's Mediterranean style home will have a white stucco building, cast stone elements, and cypress wood rafters. It was noted that the ARCOM plans showed a cast stone balustrade element on the front elevation and the presentation renderings indicated a cast stone railing design.

Mr. Moore wanted the Commission to be aware that staff does not keep the renderings that are used for presentations, only the plans that are in the file. Mr. Hoffman noticed that the plans and renderings differed and stated he preferred the elevation drawing which carried the trim line over the front door rather than the presentation rendering which did not. He asked that they bring a sample of the railing at the time the landscaping will be reviewed.

The 3 ½-feet for landscape/buffer area along the driveway leading to the garage was felt to not be large enough. Mr. Seagraves said he could provide 4 or 5-feet. It was suggested moving the garage 4 or 5 feet to the west which would provide more clearance for a turnaround and a greater hedge line. Also, higher hedges to screen the second floor were requested. Mr. Seagraves said that 30-feet to the property line is adequate for buffering between properties.

Attorney Ken Huffman, representing the property owner, said he met with the neighbor to the east.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO BRING A SAMPLE OR PHOTOGRAPHS OF THE RAILING FOR PRESENTATION WITH THE LANDSCAPE PLANS, AND HAVE STAFF APPROVE THE REVISED ELEVATION DRAWINGS WITH REGARD TO THE RAILING AND THE AREA OVER THE ENTRANCE, AND HAVE A MINIMUM OF FOUR FEET OF LANDSCAPE AREA ON THE EAST PROPERTY LINE.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B58-01 Demolition and New Duplex

Applicant: Sunset Avenue Partners
Address: 168 Sunset Avenue
Architect: Rafael Portuando
Project Description: Demolition and new duplex containing 5,000 square feet for each unit.

This project was deferred from the July meeting at the request of the architect.

Architect Rafael Portuando said the project will be a British Colonial style building with side loading garages. The entries will have parapets with round and square windows. The railings and shutters will be white. The windows and doors will be mahogany and the windows will be impact resistant that are manufactured by Zelluck. The roofing material will be an imitation slate material made of concrete.

Developer Ed Cury presented an aerial photo of the area and indicated which of the buildings were proposed for demolition. Mr. Portuando read the demolition report into the record which stated three, two-story wood frame buildings, (164, 166 and 168 Sunset Avenue), are in dilapidated condition and have no historic or architectural features. He said that all of the existing plant material will be removed from the site.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION

Mr. Hoffman stated that the letter did not mention the building on Main Street.
Mr. Cury said there was another demolition report in the file.

Mr. Portuando read the demolition request letter for 153, 161 and 165 Royal Poinciana Way into the record at this time.

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

It was felt that this proposal and the building under construction next door look too similar.

Mr. Portondo said they are trying to develop a theme of townhouse clusters. He referred to projects in Coral Gables that have parapet entries with different characteristics, but inherent to the style of the architecture, and having a lot of things in common.

It was thought that the ½ plantation shutter treatments on the ground floor level could be more attractive if the whole shutter projected from the windows. Mr. Adams felt that the window moldings were very heavy. Dr. Rosenberg stated that the project was appropriate for the street and approved of it very much.

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

ROLL CALL:

DR. ROSENBERG YES

MR. WIDEMAN YES

MR. ADAMS NO

MR. HOFFMAN NO

MR. SCHULER NO

MOTION FAILED 2-3.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE SEPTEMBER
MEETING FOR RESTUDY BASED ON THE COMMENTS THAT MR. ADAMS HAD,
AND TO LOOK AT IT WITH THE VIEW THAT PERHAPS THESE THINGS ARE A
LITTLE TOO SIMILAR TO ONE ANOTHER.
MOTION SECONDED BY MR. ADAMS.**

Attorney Ron Kolins, representing the applicant, asked if they could come back with the changes that have been requested, and consider the rest of the project approved so that they may proceed.

Chairman Schuler advised against a partial approval and said they need to come back with the changes to meet the comments that were made.

Attorney Kolins was apprehensive that the absent Commissioners may make further suggestions and comments at the meeting next month and the project may have to be redesigned again.

Mr. Portuando asked for approval of the footprint and bring the facade changes back for review next month. The commission felt that was not possible.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B60-01 Miscellaneous Revisions

Applicant: John and Louisa Cohan

Address: 241 Kenlyn Road

Architect: SKA Architect and Planner

Project Description: Replace existing flat style roofs and aluminum doors/windows of the guest house and pool cabana with sloped roofs, dormers and doors/windows in the style of the existing main house.

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

ARCOM Minutes 8/22/01

Architect Jacqueline Albarran said she presented part of this project two-years ago which involved demolition and new construction. Her client decided to go ahead with the project rather than waiting for variances for the additional construction that she proposed at this meeting.

Mr. Hoffman commented that the replacing flat roofs with hip roofs improved the look of the small additions.

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

B61-01 Storefront

Applicant: Van Cleef & Arpels (Owner: Jane B. Holzer)
Address: 249 Worth Avenue
Architect: Jerome Baumohl Architects and Planners
Project Description: Reorganize and modernize existing retail storefront preserving existing stucco detailing and incorporating new stone architrave with new glass storefront and stainless steel frame. Replace existing white awning with a new white awning as shown.

Mr. Schuler and Mr. Adams said he met with Mr. Arpels and discussed the project.

Architect Jerome Baumohl said they are preserving all of the classic stucco detailing, reorientating the entrance door, creating an architrave out of limestone tiles and increasing the store front window.

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

B62-01 Pool Cabana

Applicant: E. Llwyd Ecclestone, Jr.
Address: 190 South Ocean Blvd.
Architect: Bridges, Marsh & Carmo
Project Description: Mediterranean revival pool cabana.

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

Architect James Carmo presented site and elevation drawings of a proposed beach cabana located on the east side of South Ocean Boulevard. He said that all Department of Environmental Protection and Town Council variances were approved. There was an existing structure at this location that was in disrepair and that it had been demolished. The proposed beach house will be open at the center, have a bar on one side and a cabana on the other side.

The hardscaping was felt to be too extensive for the beach. Mr. Carmo said the landscaping was approved with the existing landscape, but with a slightly different configuration of the building. He said the landscape architect will resubmit the plans.

Note: This presentation was for the cabana building only.

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

B63-01 New Residence

Applicant: Lake View LLC
Address: 1900 South Ocean Boulevard
Architect: Portuondo Perotti Architect
Project Description: New two-story Mediterranean style residence.

No one was present when this item was called in the order of the agenda.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE END OF THE
AGENDA.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

ARCOM Minutes 8/22/01

This project was called again after item Number A50-01.

Mr. Frank stated that due to time constraints and other circumstances, staff did not review this project for code compliance. He suggested reviewing the project and if they approve it, to do so with the provision that it meets the zoning code.

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

Landscape Architect Jorge Sanchez presented the site/landscape plan for this project. He said the driveway was done in a way that would be private and slightly separated from the house with a raised mound. A row of cocoanut palm trees will line the driveway which will be made of coquina, simulated coquina and stones. There will be a central court yard, an outdoor terrace and a series of steps leading into the main garden. The gardens will be separated by a green field that will be framed with hardscape. The pool area will have a small slat house and a pool cabana building including a pergola with vines. At the south side of the green lawn area there will be a small wall fountain surrounded by a circle of oleanders. The property slopes to the west which will lead to a lawn area and end at a group of golden bamboo. The north end of this area will have a bench that will be surrounded by two large trees. Rather than having the central lawn leading directly to the swimming pool, they put a set of stairs on both sides at the elevation change. The stairs will lead from the pool, through a gate and descend into different areas of the lawn at a lower level. The front lawn will have a type of Bermuda sod that is extremely salt tolerant.

Note for the record: Mr. Shaw was in attendance at this time.

Architect Rafael Portuondo said they were not looking for landscape approval, but the house grows from the garden. He reviewed the floor plans of the house and explained that the garage is at a lower level.

The project was described as boxy and without a lot of softening features even though it is the nature of the architecture. It was recommended having a three dimensional model for this presentation as it is three levels and hard to understand the design. It was also stated that a model is a presentation requirement for projects over 10,000 square feet. The Commission asked to consider redesigning some of the windows on the east elevation to pick up some design elements that are on the west side. The courtyard concept and the entry way were felt to be heading in the right direction and that the landscape design flowed very well with the home. It was also commented that the proposal was elegant and simple.

ARCOM Minutes 8/22/01

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ADAMS.
MR. HOFFMAN OPPOSED.
MOTION CARRIED 5-1.**

B64-01 Storefront

Applicant: Palm V Associates Tenant: Tumi
Address: 234 Worth Avenue
Architect: Robert L. Bell
Project Description: Remove existing marble cladding, apply new stucco finish, a new tempered glass storefront in a stainless steel frame, new awnings, brushed stainless steel signage.

Architect Robert Bell requested removal from the agenda.

**MOTION BY MR. WIDEMAN TO REMOVE FROM THE AGENDA.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B65-01 Storefront

Applicant: Love, LLC Tenant: Alpark
Address: 319 Worth Avenue
Architect: Robert L. Bell
Project Description: New clear tempered glass storefront in natural anodized aluminum frame with clearcoat; reuse existing canopy frame at a higher elevation.

Architect Robert Bell stated that the existing store front was recessed slightly. The heavy tubular frame will be replaced with a small minimal aluminum frame. The double doors will be replaced a single full height door and centered on the facade. The frame and sign will be black, basically the same as what exists there now. Mr. Bell said he faxed the secretary the dimensions of the signage the day before the meeting which indicated that the sign will be 8.9 square feet.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION
THE SIGN MEETS THE ZONING CODE REQUIREMENTS.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.**

B66-01 Demolition and New Residence

Applicant: P. Kevin Jaffe Trust
Address: 1440 North Lake Way
Architect: Smith and Moore Architects
Project Description: Demolition of existing two-story residence and pool.

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

Architect Harold Smith said the existing structure is 7,342 square feet. The home was initially constructed in 1935 and the architect of record was Trainer and Fatio of Palm Beach. A dock was constructed in 1950 and the pool was added in 1961. Additions were done and several repair permits were issued for this house. The replacement house will be 7,500 to 8,000 square feet which will not be much larger than the existing house. The lot could support a house approximately 12,500 square feet in size. A large banyan tree will remain at the center of the circular driveway and a similar driveway configuration is proposed. Clusters of palms on the south property line will remain. A mango tree and plantings around the building will be removed.

Mr. Hoffman asked if there was any attempt to landmark this house. Mr. Frank said the house was reviewed and it was deemed not worth putting it on the list of projects to study.

Mr. Frank read a letter from Edward W. Curtis, 1441 North Lake Way, asking that construction vehicles not use his driveway.

Mr. Moore stated that the Town Council has asked that the Public Works Department and the PZB Department to cooperate in asking the applicant to contact the town and notify them of any trees they intend to bulldoze on the property.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN THIRTY DAYS AND TO NOTIFY THE TOWN OF TREES THAT WILL BE REMOVED.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B67-01 Exterior Modifications

Applicant: Eliot I. and Ruth F. Snider
Address: 109 El Mirasol
Architect: Glen Harris
Project Description: Renovation of existing two-story residence and modifications to exterior to reflect Mediterranean style.

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

Architect Glen Harris presented photos of the existing home and renderings of the proposed changes. The foot print will remain the same with the exception of a covered loggia. A second floor addition will be removed.

Mr. Wideman considered the proposal a huge improvement, but thought the chimney looked more like a tower and the front facade may be too formal.

It was asked to locate the columns on the loggia to line up with the fascia above. The roof was felt to be the only Mediterranean feature on the house, although there were several attractive elements and features to this project. It was stated that the front portico section was out of proportion with the balance above it.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER MEETING AND TO COME IN WITH MORE VERISIMILITUDE BETWEEN THE ELEMENTS.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B68-01 New Residence

Applicant: Frank DiMino
Address: 242 Via Las Brisas
Architect: Phoenix Architecture
Project Description: New residence

Staff recommended deferral of this project as the application was incomplete and not signed by the present owner of the property.

ARCOM Minutes 8/22/01

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B69-01 New Residence, Landscape and Hardscape

Applicant: Kings Estate, Inc.
Address: 150 Kings Road
Architect: SKA Architect and Planner
Project Description: New two-story Mediterranean style home including landscape and hardscape plans.

The architect was not present to represent this project.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

As no one was in the audience at this time, Chairman Schuler asked Mr. Moore if the minor projects were generally heard after lunch. Mr. Frank said the applicants can keep track of the agenda through the Internet. The recording secretary highlights each item as it is called at the meeting and is broadcast on the Live Agenda of the Town's web site. Mr. Moore said that staff will not telephone any of the applicants as it is their responsibility to monitor the meeting and be present when their item is called.

This project was called again after item number A43-01.

Architect Pat Seagraves introduced Landscape Architect Don Scalerone of Morgan Wheelock and Associates. Mr. Seagraves presented a streetscape drawing and said this project is the second house on the lot. The garage will be side loading which will have about 29 feet from the garage for backing out and a 4-foot landscape buffer along the property line.

The window to the left of the front door was thought to be too high and out of proportion. To help break up the mass of the house, it was recommended to lower the roof line over the wing to the right to the level of the wing that extends back on the west elevation, and to extend the ridge line of the roof all of the way back. The elevation drawings indicated an octagonal tower,

ARCOM Minutes 8/22/01

however in plan, the tower appeared to be square. Comments were made that the proposal was very busy and very massive for a small 100 foot wide lot. The east and west elevations look weak in terms of the window distribution. The house has a heavy appearance possibly because of the amount of the fenestration.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE SEPTEMBER MEETING TO REFLECT THE VARIOUS COMMENTS THAT HAVE BEEN MADE.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Landscape Architect Don Scallon presented overlay drawings of the landscaping at the street view and at the front of the house. The plans indicated that the landscaping was very simple on the east and west facades. The pool and spa area will have a trellis structure covered with vines. The project had 42% of landscape/open space and the minimum zoning requirement is 40%. The front driveway will be old Chicago brick in a herringbone pattern and the pool area will have cast stone pavers.

It was the consensus of the Commission that there was too much paving for this project.

**MOTION BY MR. WIDEMAN TO DEFER THE LANDSCAPE AND HARDSCAPE PLANS TO THE SEPTEMBER MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A43-01 Hurricane Shutters

Applicant: John H. Alban, Jr.
Address: 269 Everglade Avenue
Contractor: Hurricane Shutters and Screen Services
Project Description: Accordion hurricane shutters to the left front half of the building.

This project was deferred from the July meeting for restudy. The contractor has requested removal from the agenda as removable panels will be used on the front elevation.

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

D. NEW BUSINESS - MINOR PROJECTS

A46-01 Landscape & Hardscape

Applicant: Josh Mendelsohn
Address: 209 Clarke Avenue
Architect: Vance Design, Inc.
Project Description: Landscape, hardscape gates and pool fountain

No one was present to represent this project at this time.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE END OF THE
AGENDA.
MOTION DIED FOR A LACK OF A SECOND.**

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER
MEETING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

This project was called again after item number B63-01.

ARCOM Minutes 8/22/01

**MOTION BY MR. WIDEMAN TO RECONSIDER PROJECT NUMBER A46-01.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Architect Jim Paine and Landscape Architect Chris Vance presented the project. A six feet high site wall is proposed with intermittent pilasters at seven feet tall with two driveway entrance gates. A circular driveway, walkways and pool decking will be made of a hand made South American clay material that will match the roof tile. An existing strangler fig tree at the corner of Clarke Avenue and South County Road will remain.

The amount of hardscape was discussed and there were no calculations on the plans. Mr. Frank said the grass crete arrangement will receive a 25% credit according the code. Mr. Vance said he thought the cast stone laid in sod would not count as paved area. Mr. Paine said the greenspace was 47.1% as stated on the site plan.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER
MEETING TO SEE IF THE FIGURES ARE CORRECT ON THE HARDSCAPE AND
TO BRING SAMPLES OF THE PAVING MATERIAL.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

A47-01 Windows

Applicant: Eileen Cornacchia
Address: 50 Middle Road
Architect: Graig Portman
Project Description: Add five windows on top of the tower.

No one was present to represent the project.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE SEPTEMBER
MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

ARCOM Minutes 8/22/01

A48-01 Landscape and Hardscape

Applicant: Stephenie and Bob Vanhellemont
Address: 1320 North Lake Way
Architect: Paul Tracy Landscape Design
Project Description: Landscape and Hardscape plans

No one was present to represent the project.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A49-01 Landscape

Applicant: Kiam Residence
Address: 230 Barton Avenue
Architect: Krent Wieland Design
Project Description: Landscape plans

No one was present to represent the project.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

A50-01 Awning

Applicant: J. McLaughlin
Address: 309 Worth Avenue
Contractor: American Awning
Project Description: Awning color change

Contractor Joe Mattei presented a color rendering of the proposed awning. He said the tenant would like to recover the existing green awning with a yellow awning having orange stripes, white scallop trim and six wooden tassels.

ARCOM Minutes 8/22/01

The Commission felt the color was a little too bright for Worth Avenue. A white awning was suggested with orange stripes or a soft yellow with apricot colored stripes. Further comments were made that the colors were tropical, but too "South Beach" in appearance. The bright colors will not contribute to the harmony and the beauty of the avenue.

Mr. Mattei presented a plan "B" which was a yellow awning with a white band at the bottom and white wooden tassels. The tassels were thought to not be appropriate, and the yellow should be more of a lemon yellow. After discussion, it was decided to tone down the yellow, get rid of the stripes, possibly keep the white band at the bottom, and bring back a sample of the proposed tassels.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Dan Mock of Krent Wieland Design addressed the Commission regarding project #A49-01. Mr. Mock was told the project had been deferred to the September meeting.

VII. OTHER BUSINESS

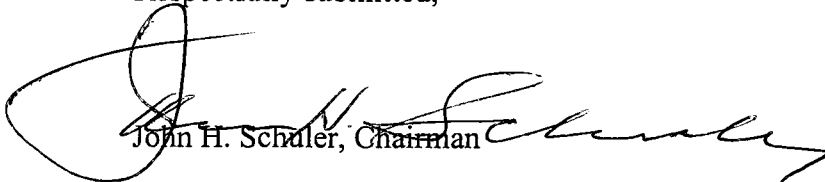
Chairman Schuler requested that the Commissioner's submit comments to Mr. Frank in response to the "Mission Statement."

VIII. ADJOURNMENT

The meeting was adjourned at 1:31 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on September 26, 2001.

Respectfully submitted,


John H. Schuler, Chairman