

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY, JULY 25, 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 (arrived at 9:04 a.m.)
Leslie Shaw, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Building, Planning & Zoning
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Lowry M. Bell, Jr., Vice-Chairman
Lindley Hoffman, Member
Nikita Zukov, Alternate Member

Note for the record:

The Member's absences were classified as unexcused.

Mr. Wheelock and Mr. Strawbridge were voting members for this meeting.

. **APPROVAL OF THE MINUTES FROM THE JUNE 27, 2001 MEETING.**

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

IV SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT DEFERRALS/REMOVALS

The applicant has requested that the following project be deferred to the August meeting.

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.

The applicants have requested that the following projects be removed from the agenda.

B47-01 Addition & Facade Modifications

Applicant: Mr. and Mrs. Terry Levine
Address: 2250 Ibis Isle Road East
Architect: The Pandula Architects

Project Description: Front facade modifications and addition of second floor at automobile garage/kitchen area.

A30-01 Roofing Material

Applicant: Michael and Ann Small
Address: 156 East Inlet Drive
Project Description: Replace the existing flat cement tile roof with clay Altusa "S" tile, or clay barrel tile incidental to upgrading and Mediterranean appearance.

MOTION BY MR. WIDEMAN TO DEFER PROJECT NUMBER B58-01 TO THE AUGUST MEETING AND TO REMOVE ITEM NUMBERS B47-01 AND A30-01 FROM THE AGENDA.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VI. PROJECT REVIEW

Architect Jackie Albarran asked the Commission to reconsider a building color change that had a previous approval. It was her understanding that some Commission Members felt the color was inappropriate. She said that the primer was painted on the front of the garage which is darker than the color that was approved.

Mr. Wheelock, Mr. Adams, Mr. Schuler and Mr. Shaw said they consulted with the architect regarding the building.

After discussion, the options to add 25% or 50% white paint to the blue was considered. Mr. Frank said that staff can confirm the final building color by the numbers on the color sample. It was decided to leave the color as it was originally presented and approved.

No action was taken as this matter was not formally on the agenda.

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B39-00 Time Extension

Applicant: Mr. And Mrs. James Woolems
Address: 264 Sanford Avenue
Architect: Thomas Kirchhoff
Project Description: Time extension for the ARCOM approval of a new two-story residence.
This project was approved July 26, 2000.

Gary Dunkle, representing Mr. and Mrs. Woolems, asked for a time extension for the original ARCOM approval as it will expire tomorrow. They would like an extension for another year.

Mr. Frank said he believed that the ordinance did not have a procedure for an extension of time and in fact this application had expired. He felt that a full presentation of what was approved a year ago should be made by the architect as codes and ARCOM policies have changed.

**MOTION BY MR. SHAW TO DEFER THE TIME EXTENSION REQUEST FOR THIRTY DAYS PENDING A FULL PRESENTATION, AND RE NOTIFICATION TO THE NEIGHBORS.
MOTION SECONDED BY MR. ADAMS.**

After discussion, it was decided that a notice to the neighbors should be mailed and this statement was added to the motion at this time.

MOTION CARRIED UNANIMOUSLY.

B28-01 New Residence

Applicant: Boston Homes, Inc.
Address: 312 Cherry Lane
Architect: The Pandula Architects
Project Description: Mediterranean Revival, two story residence

This project was deferred from the April, and May meetings at the architect's request and deferred from the June meeting for restudy.

Mr. Wheelock said he visited the site.

Architect Eugene Pandula said the project was deferred from last month for small detail items and he passed out conceptual detail drawings. The roof form at the main entry was changed from a hip roof to a gable which will read as a separate form. The fixed window unit above the entrance door was modified and reduced in scale, and the balcony railing was raised. The stucco details; columns, outlookers, and rafter tails, were changed to cypress wood. Bracketed roof overhangs were added above the back doors.

It was requested to leave four or five feet at the rear property line for landscape screening. It was commented that the architect takes good notes because he did what was asked of him.

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

B44-01 Demolition and New Residence

Applicant: H.B.R., Inc.
Address: 211 Ridgeview Drive
Architect: The Lang Architectural Group
Project Description: Demolition of the existing one-story residence and construction of a new two-story residence.

Staff deferred this project from the May meeting and it was deferred from the June meeting for restudy.

Mr. Wideman said he met with the attorney. Mr. Adams said he met with the owner. Mr. Wheelock said he visited the site. Mr. Schuler said he met with the owner and the attorney.

Architect Don Lang presented a photo board of the existing home and the neighboring homes which he described as mostly ranch style. The project revisions from last month's presentation include a complete style change from Mediterranean to a Georgian style of architecture. The hip roof will have a flat section along the top and it will have a *concrete/slate tile roofing material. The front entry area will have a formal pediment element, a single front door with a transom above and side lites.
*The plans indicated a flat concrete tile roofing material.

The site planning was discussed as this house will be two-stories and fifteen feet away from the property line. A suggestion was made to reorientate the house so that the longest portion would not impose on the neighbors at the rear. Another recommendation was to move the pool loggia, the garage and the swimming pool seven to ten feet to the south. The windows were felt to be too narrow in relation to the height of the building especially the north elevation and it was asked to restudy this facade, including the landscape screening.

Landscape Architect John Lang presented the preliminary perimeter landscaping for this project and colored overlay drawings. He identified which plant material will remain and which material will be relocated. He said they plan a very heavy buffer on the north side of the property including Ligustrum and Clusia plants that will be eight feet tall.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO MOVE A SECTION OF THE GARAGE AND LOGGIA ON THE NORTH ELEVATION DOWN (TO THE SOUTH) SEVEN AND ONE HALF FEET AND THE SWIMMING POOL.

AMENDED MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH

THE PROVISION TO ADJUST THE FENESTRATION TO A WIDER WIDTH.

THE MOTION DIED FOR THE LACK OF A SECOND.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT WITH THE SUGGESTIONS THAT HAVE BEEN MADE.

MOTION SECONDED BY MR. WIDEMAN.

MR. ADAMS OPPOSED.

MOTION CARRIED 6-1.

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. SHAW.

Hamlin Beaty addressed the Commission and asked for a conceptual approval for the new residence.

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 meeting at the architect's request.

The architect requests project deferral to the August meeting because it was deferred by the Town Council at their July meeting.

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

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

B51-01 Addition & Redefinition of Architectural Style

Applicant: David and Karen Carter
Address: 156 Seabreeze Avenue
Architect: Giacomelli Architecture, Inc.
Project Description: Two story addition at the front. Addition of a pool loggia. New hardscape at the front yard, including a fountain. New piers at the existing front site wall. Redefine style of house including change type of roof tiles.

This project was deferred from the June meeting for restudy.

Architect Dario Giacomelli said the proposal is to redefine the Mediterranean style of architecture. He revised the project to be more discrete and simple to be consistent with the scale of the existing house. Some of the elements include engaged columns, simple arched windows and a modest water table at the base of the house.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

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 meeting at the architect's request. A deferral was again requested from the architect to defer the project to the August meeting per a letter dated July 24, 2001.

Chairman Schuler announced this project after item #B50-01.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B53-01 Additions

Applicant: Thomas Quick
Address: 291 El Vedado Road
Architect: Brower Architectural Associates
Project Description: Alterations to facades, new windows, minor additions, plan changes, alterations and additions to cabana.

This project was deferred from the June meeting at the architect's request.

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

Architect Ken Brower said the project includes an extension of the back porch, the removal of a front balcony, a new front entry with quoins and a style change to a Georgian style. A cream color stucco will cover the existing brick veneer and hunter green shutters will be added. They will keep the existing slate roofing material. The garage doors will have wood veneer with a stucco band above.

Mr. Wheelock had no objection to the changes, but said that he liked the old house as it had a lot of character.

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

B. NEW BUSINESS - MAJOR PROJECTS

B55-01 New Residence

Applicant: Rene Alonso, Alonso & Associates
Address: 223 Pendleton Avenue
Architect: Smith and Moore Architect, Inc.
Project Description: Construction of a new two-story Monterey style residence.

Mr. Schuler said he met with the architect and discussed the project.

Architect Edward Saung introduced Architect Jeff Brasser. Mr. Saung presented a photo board of the existing neighborhood. Mr. Brasser presented the two-story Monterey style project which had a detached garage with the staff quarters on the second floor. A second garage will be attached to the main house facing the detached garage. The large pigeon plumb trees on the lot will be relocated to flank the entrance to the driveway. The

existing hedges on the east and west sides of the lot will remain as buffers for the neighboring properties. The house will have a washed brick veneer surface with a barrel tile roof, double hung, wood clad windows, and dark green operative shutters. The windows with no shutters will have removable hurricane panels and the doors will have impact resistant glass.

It was stated that the oval window under the gable roof was extraneous. The ½ round front door transom was believed to not agree with the Monterey style of architecture, and it was suggested to use a flat transom window and door. The three driveway cuts were discussed and it was explained that they have to have approval from the Public Works Department. The motor court design was believed to be short of back up space for the north garage openings. It was asked to reconsider the gumbo limbo trees at the front as they de foliate during the winter.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO RESTUDY THE FRONT DOOR, TO MAKE THE LITE ABOVE IT RECTANGULAR, REMOVE THE OXEYE ABOVE THE ENTRY, RESTUDY AND POSSIBLY ENLARGE THE OTHER OXEYE WINDOW AT THE GARAGE. (ALLOWING STAFF TO APPROVE THE CHANGES).
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B56-01 New Guest House

Applicant:	Mr. Robert L. Rewey, Jr.
Address:	810 South Ocean Boulevard
Architect:	SKA Architect & Planner, Inc.
Project Description:	A new two-story Bermuda style guest house of approximately 2,500 square feet to be compatible with the main house.

Mr. Wheelock said he met with the architect.

Architect Pat Seagraves said they plan to make some alterations to the main house, but it is within the coastal construction control line and they need to first apply to the State for approvals. The new guest house will reflect the revised architecture that is planned for the main house. The building will be stucco with casement windows, decorative white shutters, arched doors, and impact glass throughout the house.

The two different styles of architecture of the main house and the new guest house were thought to be inappropriate. Mr. Seagraves said it is about a four-month process to receive approvals from the State. After that, they will return to ARCOM for the style

revision to the main house.

After discussion it was agreed to paint both buildings yellow at the same time.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT AS PRESENTED
WITH THE AGREEMENT THAT THE ENTIRE PROJECT WILL BE PAINTED
AT ONE TIME.**

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B57-01 Addition

Applicant: Richard M. Scrushy
Address: 1000 North Lake Way
Architect: Brower Architectural
Project Description: Addition to existing exercise room of approximately 135 s.f. for bathroom and closet. Existing room to be converted into a bedroom elevation and materials to match existing.

No ex-parte communications were disclosed regarding this project.

Architect Anthony Herrington said the addition will add a bathroom and a closet creating an extra bedroom.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B59-01 Demolition and New Residence

Applicant: Bank of New York Trust Company
Address: 1341 South Ocean Boulevard
Architect: Jeffery W. Smith
Project Description: Two Story Mediterranean style residence. Structure to be comprised of coral stone clad walls and clay tile roof. Demolition of existing structure.

Mr. Shaw and Mr. Wheelock said the met with the architect.

Attorney Robert Deziel, representing the applicant, Florida Goodrich Reality Trust, addressed the Commission. He said the project was before the Town Council for a point

of measurement variance because of the difference in the grade between the natural grade, where the residence is to be constructed, and the 7.5 feet of elevation of the road. The replacement house will be approximately 1,000 square feet larger than the existing home. He asked for approval of the demolition of the existing home at this time.

After discussion, it was agreed to keep the perimeter landscaping, other than for ingress and egress of construction vehicles, and all of the landscaping from the road to the thirty five-foot front setback during construction.

Mr. Randolph said that as a matter of record the Commission should know that Jeffrey Picower, the neighbor to the south, has written a letter to the Town Manager indicating that this matter is in litigation and that he hopes that all parties proceed accordingly. He said this has nothing to do with the approval or disapproval of the demolition, but in light of the litigation, the applicant's proceeding with the demolition will be at their own risk.

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

Architect Jeffrey Smith presented a scale model of an Italian Renaissance style house. All of the walls of the house will be constructed out of coquina and the roof will have barrel clay tiles. It will have a wrap around courtyard plan with a swimming pool in the center. The garages will be underneath the house at a grade level of 7 NGVD, which is about the same level as the street.

Some of the Commissioner's felt the house was very handsome, but the front entry feature could be redesigned as the large arch, the roof and the wrought iron gates were overdone.

Mr. Smith said the carriage house makes a compound statement. The carriage house can be scheduled for construction later in the project because the main house will have to be built on pilings.

Mr. Deziel said that some of the neighbors were concerned with the duration of the construction.

The driveways were asked to be reexamined because it was confusing which one to take to the front door. Mr. Smith said one driveway will go up and the other will go down. If it is service, they would go down and guests would go up. Mr. Wheelock suggested obscuring the service driveway with landscaping just a bit more than the guest driveway.

Mr. Kino said that the paving patterns will reinforce the hierarchy of the driveways.

Landscape Architects Phil Maddox and Robert Roux presented the preliminary perimeter landscaping portion of the project. Date palms will frame the carriage house and the entry court. The north and south side will have cocoanut palm trees

Mr. Wheelock wanted the landscape architects to know that a few cocoanut palm trees would not be enough to screen the house from the neighbors and from the road.

Attorney Louis Mrachek, representing Mr. and Mrs. Picower, owners of the property to the south of the proposed project addressed the Commission. He said the height variance that was obtained by the applicant is now under litigation. The height of the building has not been determined. Therefore, the building may have to be redesigned and now may not be the time to make a final decision.

Attorney Dean Vegosen, representing the seller of the property, Bank of New York Trust Company, said the application was submitted with his client as the applicant, but actually the application is submitted on behalf of the buyer. He said the Town Council granted a variance for a point of measurement, of the floor elevation. The Town Council ruled that they could not build the house to the full height allowed by the zoning code, which is 30 feet to the tie beam. He believed they allowed 28 ½ feet to the tie beam. He said the Picower's objection at the Town Council meeting was that the house would be higher than theirs.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WHEELOCK.**

Mr. Shaw requested that the carriage house to be understood in the motion.

**AMENDED MOTION BY MR. ADAMS TO INCLUDE THE PROVISION THAT
THE NORTH, SOUTH AND WEST PERIMETER LANDSCAPING REMAIN,
THE WEST LANDSCAPING REMAIN AS LONG AS POSSIBLE (DURING
CONSTRUCTION), AND THE BUILDING OF THE CARRIAGE HOUSE IS
GIVEN THE BEST EFFORT TO BE THE LAST ELEMENT THAT IS BUILT OR
AT LEAST WELL AFTER THE MAIN HOUSE IS BUILT TO PRESERVE THE
PERIMETER LANDSCAPING TO THE WEST AS LONG AS POSSIBLE.**

MOTION SECONDED BY MR. WHEELOCK.

DR. ROSENBERG OPPOSED.

MOTION CARRIED 6-1.

Dr. Rosenberg said his opposing vote related to the gate house and he requested that they look at other gate houses and possibly modify the design with a flat roof.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

Miscellaneous Field Changes

Applicant: The Breaker's
Address: 1 South County Road
Project Description: Miscellaneous project changes

This project was returned to the agenda by ARCOM to have the following items reviewed:

1. Tennis court lights
2. The landscaping along the club house, east elevation
3. Building materials on the east elevation
4. Interior traffic circulation - ingress/egress (Note: this item was not originally on the agenda, but was discussed at this meeting).
5. Golf course landscaping
6. Landscaping along Pendelton Avenue

There were no ex parte communications regarding this project

Attorney James Brindell, representing the Breaker's, stated this presentation is in response to a letter from Veronica Close asking them to address six items from projects that were previously approved by ARCOM. Mr. Brindell addressed each item as follows:

1. A substantial amount of landscaping was added around the tennis courts. Twenty three palm trees and twenty five hedge plants were added to screen the south east corner, and twenty-six palms trees were planted on the north side of the tennis courts. The trees were installed eighteen to twenty-six feet in height.
2. The landscaping has been enhanced with ten palm trees, eighteen to thirty feet in height as well as sixty hedge plants along the east elevation of the club house.
3. The building material is what was specified on the plans.
4. During the season, a valet service parks cars. The ingress/egress was change eliminating twelve to fifteen feet of hedge to the north side of the driveway for visibility. The center island was reconfigured to encourage people to turn right rather than making left hand turn across the street north bound.
5. He was not sure what review of the golf course landscaping was required by

ARCOM.

6. A lot of effort was put into dealing with the neighbors on Pendleton Avenue and the plan that was installed, was the plan that was approved.

Chairman Schuler asked for comments and to vote for each item listed in order.

1. It was commented that the more the landscaping grows, more of the glow from the lights will be blocked from the street.

**MOTION BY MR. SHAW TO APPROVE THE TENNIS COURT LIGHTS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

2. It was stated that as-built drawings, or what was finally done, should be presented.

**MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPING FOR THE
EAST ELEVATION OF THE CLUBHOUSE.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.**

3. It was commented that the building looks unfinished with ½ shingle siding and ½ tar paper. Mr. Brindell said that it has shiplap on the bottom and a shingle look on the top and it was what was presented to the Commission

**MOTION BY MR. ADAMS TO APPROVE THE BUILDING MATERIALS ON
THE EAST ELEVATION OF THE CLUBHOUSE.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

4. Mr. Moore said that after the ingress and egress was designed and approved, it was discovered that it would not work in a safe manner. This right-of-way jurisdiction belongs to the Department of Transportation in conjunction with the Town's Police Department and the Public Works Department.

After much discussion, it was determined that this was not an issue for the Architectural Review Commission to discuss, and it was not originally on the agenda. Therefore, no action was taken regarding this item.

5. Mr. Moore said that normally golf course landscaping does not require ARCOM review and approval.

MOTION BY MR. WIDEMAN TO APPROVE THE GOLF COURSE LANDSCAPING.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

6. Mr. Brindell said that Mrs. Tilney has been satisfied with the landscaping between her property and the golf course.

MOTION BY DR. ROSENBERG TO APPROVE THE LANDSCAPING ON THE GOLF COURSE ALONG PENDLETON AVENUE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Paul Leone thanked the Commission for their support of the new clubhouse.

A28-01 Gate Hardscape

Applicant: Mrs. Sydell Miller
Address: 1415 South Ocean Blvd.
Architect: Robert Truskowski and Jeffrey Smith
Project Description: New site wall / entry gate

The gate, columns and site walls which immediately surround the gate were deferred for restudy from the May and June meetings.

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

Attorney Robert Deziel, representing Mrs. Miller, addressed the Commission and indicated that Mrs. Miller was in attendance to help resolve this issue to as they hope to finalize the project by the end of the year.

Architect Jeffrey Smith presented three alternative drawings (two from the last two month's presentations) for the main entry gates. The first gate was eighteen feet, six inches high. The next gate was reduced in height to seventeen feet, three inches. The latest revision was again reduced in height to fifteen feet and the band of decoration was eliminated. He asked for reconsideration of the gate that was presented last month as the reduced height of the latest revision starts to take on horizontal appearance.

It was most of the Commission's opinion that the gate that was presented last month was more appropriate.

MOTION BY MR. WHELOCK TO APPROVE THE GATE THAT WAS PRESENTED THE PREVIOUS MONTH.

MOTION SECONDED BY DR. ROSENBERG.

OPPOSED BY MR. ADAMS.

MOTION CARRIED 6-1.

A37-01 Landscape & Hardscape

Applicant: Sunset Avenue Partners
Address: 152 Sunset Avenue
Architect: Mario Nievera Design
Project Description: Proposed landscape & hardscape design

This project was deferred from the June meeting for restudy.

Note: No revised plans were received prior to the meeting and the landscape architect did not give staff the plans that were reviewed at this meeting.

Landscape Architect Mario Nievera said he revised the plans to not be as symmetrical as last month's presentation and additional screening was added. Twenty feet tall eureka palms and fish tail palms will be planted on the west side. Fourteen to sixteen foot high Caulophyllum trees will be planted on the east side of the lot. Washintonia palms trees will be planted at the rear and at one corner of the property will be a grouping of traveler palms. A chalice vine will soften the blank stucco wall. A yellow flowering tabebuia tree will be planted at the corner of the entrance. A grouping of carpentaria palms, centered behind the front wall will further help break up the symmetry and four cocoanut palms will arch over the west facade at the garages.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A42-01 Landscape Lighting

Applicant: Guy Henderson
Address: 650 North County Road
Contractor: Vernon Daniel Associates
Project Description: Landscape lighting

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This project was deferred from the June meeting for restudy.

No revised plans were received and one was present when this project was called.

MOTION BY MR. WHEELLOCK TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

This project was heard again after Other Business.

Mike Warden representing Vernon Daniel Associates presented the project. All of the lighting on "the other side of the hedge," and from the large trees was eliminated. The total amount of fixtures and the wattage was also reduced.

Mr. Frank asked Mr. Warden to leave his updated plans with staff as updated plans were not received prior to the meeting.

MOTION BY MR. SHAW TO FORMALLY RECONSIDER ITEM NUMBER A42-01 (AS IT WAS DEFERRED TO THE AUGUST MEETING).

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - 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.

No one was present when this project was called.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE END OF THE MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

This project was called again after Item number A45-01.

President of Hurricane Shutters and Screen Services, Ed Wells presented pictures of the pink building and said the shutter boxes will be white. He said that the application was wrong as they were not proposing accordion shutters, only electric roll shutters.

Impact resistant glass was suggested as an alternative to fixed boxes above the windows.

MOTION BY MR. WIDEMAN TO APPROVE THE FIXED BOXES UNDER THE OVERHANG, BUT TO DEFER TO THE AUGUST MEETING THE REVIEW OF THE WINDOWS ON THE FRONT FACADE AND PRESENT OTHER SUGGESTIONS FOR HURRICANE PROTECTION.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

Note: the statement as follows was added to the motion at this time:

TO ALLOW REMOVABLE PANELS OR IMPACT GLASS WITHOUT HAVING TO COME BACK TO THE COMMISSION FOR APPROVAL.

A44-01 Landscape Lighting

Applicant: Howard Gittis
Address: 212 Via Palma
Contractor: Malone Electric

Project Description: Change 15 bullet fixtures in east yard to well lights. Change out six tired mushroom fixtures to bullet up lights.

Project Manager for Malone Electric Tony Bontempo presented a computerized photograph of the house with the proposed lighting. He said that this was an accurate depiction of what the light will look like on the house. The homeowner wishes to change the bullet lights to well lights in the east yard.

**MOTION BY MR. SHAW TO APPROVE THE WELL LIGHTS IN THE BACK AND TO DENY THE PART OF THE APPLICATION SPECIFICALLY DESIGNED TO LIGHT THE BUILDING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A45-01 Roofing Material Change

Applicant: Willian L. Walde
Address: 326 Seabreeze Avenue
Architect: Affiniti Architects
Project Description: Santa Fe high Spanish S terra cotta, red clay tile on roof. (Samples are on roof)

Richard Pepin, representing Ray Roofing Company, presented samples of an "S" tile and photographs of the house that is currently under construction.

**MOTION BY MR. WIDEMAN TO KEEP THE CLAY BARREL AND NOT USE THE "S" TILE.
MOTION SECONDED BY MR. WHELOCK.**

Further discussion took place at this time and it was felt that the house is not a true Mediterranean style.

MR. WIDEMAN WITHDREW HIS MOTION.

**MOTION BY MR. WHELOCK TO APPROVE THE SANTA FE SPANISH "S" TERRA COTTA TILE IN VARIEGATED COLORS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Project Description: Change 15 bullet fixtures in east yard to well lights. Change out six tired mushroom fixtures to bullet up lights.

Project Manager for Malone Electric Tony Bontempo presented a computerized photograph of the house with the proposed lighting. He said that this was an accurate depiction of what the light will look like on the house. The homeowner wishes to change the bullet lights to well lights in the east yard.

**MOTION BY MR. SHAW TO APPROVE THE WELL LIGHTS IN THE BACK AND TO DENY THE PART OF THE APPLICATION SPECIFICALLY DESIGNED TO LIGHT THE BUILDING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A45-01 Roofing Material Change

Applicant: Willian L. Walde
Address: 326 Seabreeze Avenue
Architect: Affiniti Architects
Project Description: Santa Fe high Spanish S terra cotta, red clay tile on roof. (Samples are on roof)

Richard Pepin, representing Ray Roofing Company, presented samples of an "S" tile and photographs of the house that is currently under construction.

**MOTION BY MR. WIDEMAN TO KEEP THE CLAY BARREL AND NOT USE THE "S" TILE.
MOTION SECONDED BY MR. WHELOCK.**

Further discussion took place at this time and it was felt that the house is not a true Mediterranean style.

MR. WIDEMAN WITHDREW HIS MOTION.

**MOTION BY MR. WHELOCK TO APPROVE THE SANTA FE SPANISH "S" TERRA COTTA TILE IN VARIEGATED COLORS.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Mr. Frank stated that the Town has an agreement with the Worth Avenue Merchants Association to count any facade changes as major projects and duly advertise so that the people on Worth Avenue will be notified. As a project for Van Cleef and Arpels Jewelers has missed their deadline for this month, Mr. Frank asked the Commission to informally review their project so that they may order building materials.

No action was taken regarding this project as it was not formally on the agenda and was not properly advertised.

VII. OTHER BUSINESS

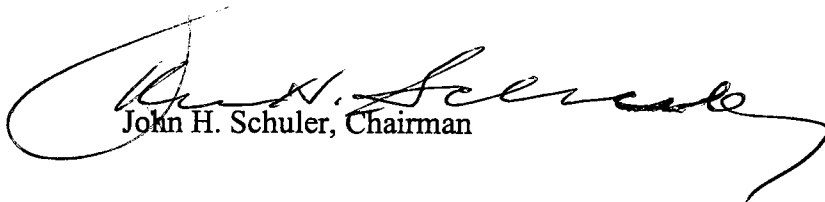
Discussion relating to camouflaging windows for hurricane protection took place at this time and Chairman Schuler directed Ms. Close to investigate and to advise the Commission at the next meeting whether a code change would have to take place to implement this issue.

VIII. ADJOURNMENT

The meeting was adjourned at 1:35 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on August 22, 2001.

Respectfully submitted,


John H. Schuler, Chairman