

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, APRIL 25 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
Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Leslie Shaw, Member
Lindley Hoffman, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Nikita Zukov, Alternate Member
Robert L. Moore, Director Building, Planning & Zoning
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

Mr. Moore stated that a memorandum was given to the Commission Members relating to future repainting of buildings. He said that most of the residents in town have a certain amount of "good taste" and to impose additional governmental regulation has not been well received by the Town Council in the past. He asked that the Commission review the

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memo and discuss it at their May meeting.

Mr. Frank said he spoke with the representative of the Breaker's Hotel regarding the "as built" landscaping plans and he said they will be prepared to make a presentation next month.

III. APPROVAL OF THE MINUTES FROM THE FEBRUARY 28, 2001 AND THE MARCH 28, 2001 MEETING.

Mr. Bell asked that the minutes of the March 28, 2001 meeting be corrected to acknowledge the maker of the motion for project number A82-00 on page 16.

MOTION BY MR. BELL TO APPROVE THE MINUTES FROM THE MARCH 28, 2001 MEETING AND THE FEBRUARY 28, 2001 MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

IV. SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT DEFERRALS

B33-01 Addition

Applicant: Craig and Michelle Millard
Address: 340 Polmer Park
Architect: Smith and Moore Architects
Project Description: One-story garage, exercise room addition

The architect requests deferral to the May meeting.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B2-01 Demolition

Applicant: Mr. And Mrs. Harold Sorgenti
Address: 305 Seabreeze Avenue
Architect: Brower Architectural Associates
Project Description: Demolition of existing structure

This project was deferred from the February meeting at the architect's request and it was deferred from the March meeting as no one was present.

The architect requests deferral to the May meeting.

Architect Raphael Saladrigras said the project description has changed. The house next door at 311 Seabreeze was purchased and the two properties will be tied together with a Unity of Title. He requested a deferral so that the complete project can be presented at one time.

Mr. Shaw thought that the neighbors should be renotified with the complete revised project description.

**MOTION BY MR. SHAW TO REMOVE THE PROJECT FROM THE AGENDA.
MOTION SECONDED BY MR. WIDEMAN.**

Mr. Moore suggested deferring the project to the May meeting with a new notification to the neighbors.

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

B6-01 Demolition and New Residence

Applicant: Cart Properties, Inc.
Address: 279 Colonial Lane
Architect: Theodore E. Davis
Project Description: Demolition of pool cabana and pool and New residence

This project was deferred from the February meeting at the architect's request and it was deferred from the March meeting as no one was present.

Note: This project was re-advertised adding demolition of a pool cabana to the project description.

Attorney Peter Broberg, representing the applicant, said the architect had been detained and asked to move the project later on the agenda.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE BEGINNING OF SECTION "B" OF THE AGENDA.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

This project was called again at the beginning of Section B on the agenda and the architect was not present.

**MOTION BY MR. BELL TO DEFER THE PROJECT AFTER THE MORNING BREAK.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

This project was called again after item number B32-01.

Architect Theodore Davis said the existing pool and pool house need to be demolished

before the new construction can begin on this property. The new house will have a CCR of 4.01. The top of the second floor wall will be twenty-feet high, keeping it low to fit in with the streetscape, and the total building height will be 28 feet. There will be a site wall with landscaping on the east side of the property to screen the house from the neighbors. He described the house as a Palm Beach classic style with beige color stucco, white trim and garage doors, light lime green color on the shutters, and a mahogany front door. The east elevation will be a two story with a covered porch, (with Tuscan fiberglass columns) and a small second floor balcony overlooking the pool. The north elevation will have a one story portion stepping back to a two-story section

The following comments and suggestions were made by the Commission:

1. Restudy the front loading, two-car garage as there should be a better way to handle the situation.
2. The absence of having a hip on the roof or notched roof, on the west elevation, was unattractive.
3. Lower the overall height of the roof to bring it more in scale with the existing one-story houses on the street.
4. Leave the terrace above the front entry open to soften the appearance of the home.
5. The quoining along the garage appeared to go through the roof to the second story window.
6. The roofing, the quoining, the divided lite windows and the shutters should be carried around the entire building or eliminate for more unification.
7. The swale across the front driveway may not work, but as hardscape and landscape plans will be presented at a later date, it was asked to have a grading plan prepared for this presentation.
8. Possibly push the garage section back and eliminate some of the patio section at the rear

Some Commissioner's requested to restudy the front loading garage even if a hedge will remain along the front of the property, because it was thought that it will be too tight to maneuver a car in and out of the garage. Other Commissioner's felt that if the garage were attractive, then a deed restriction keeping the hedge at the front property would be

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sufficient for approval. Mr. Davis was asked to present a preliminary landscaping plan as he had indicated that some of the neighbors were concerned about the two-story elements.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE MAY MEETING BASED ON THE COMMENTS MADE BY THE COMMISSION.

Discussion took place at this time regarding the front loading garage. It was stated that if the architect can come up with a better design showing a front loading garage and have a deed restriction for the hedge at the front, the Commission may approve it, otherwise go with a side loading garage.

**MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B10-01 Guest House

Applicant: Raymond and Maria Floyd
Address: 10 Blossom Way
Architect: The Lawrence Group
Project Description: New guest house, extension of existing garage, new driveway entry posts and gates, extension of an existing garden wall to new gate post.

This project was deferred from the January and February meetings at the architect's request and it was deferred from the March meeting as no one was present.

Mr. Frank said this project was staff re-advertise it if they wish to build a guest house.

**MOTION BY MR. SHAW TO REMOVE THE ITEM FROM THE AGENDA.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B16-01 New Residence

Applicant: Seminole South Corporation
Address: 201 List Road
Architect: Scott Granet
Project Description: New two-story residence.

The demolition was approved at the February meeting and the new construction was deferred for restudy from the February and March meetings.

Several Commissioner's indicated that they had ex-parte communications with the architect several months ago.

Architect Scott Granet presented photographs, a site layout (footprint of structures on the property) and building material samples which included Altousa clay "S" roofing material. He said the casement windows will have divided lites and impact glass, manufactured by Eagle and the front door will be made of pecky cypress wood. He compared the plans that were reviewed last month and indicated that the windows on the second floor were moved away from the fascia area.

The Commission felt the window situation was cleared up quite well and the changes were a tremendous improvement. It was commented that the wooden arch over the front entry may be out of scale with the house.

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

B23-01 Revision of Architectural Style

Applicant:	Palm Tree Development, Inc.
Address:	151 Seminole Avenue
Architect:	Ames Bennett
Project Description:	Change character from 1950's California Ranch to Mediterranean character; steeper roof pitch, change to red clay barrel tile roofing; change windows to hurricane resistant casements, and build additional floor area, upstairs and down.

This project was deferred from the March meeting for restudy.

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

Architect Ames Bennet said he addressed each item reflected in the March meeting minutes. The two story entry and the two story windows were corrected with three arched openings above a standard size 8' entry door. The second garage was removed. French doors replaced the sliding glass doors. A casement window replaced the plate glass window in the bathroom, and the roof pitch was lowered to a 4/12 pitch.

The non-conforming garage was discussed and it was determined that if 50% or more by volume were to be removed from the structure, then the cubic content of the structure would then be required to be brought up to code or seek a variance. For the economic portion of the project, the market value of the structure, that issue would relate to the building/construction codes and not the zoning codes.

It was felt that the columns at the balcony should be round with capitals and bases. The consensus of the commission was that the project was a great improvement.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE COLUMNS (MAKING THEM ROUND AND USE BASES AND CAPITALS), AND ADD A PATTEN TO THE WOOD ON THE FRONT DOOR.
MOTION SECONDED BY DR. ROSENBERG.
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 to the April meeting at the architect's request.

No one was present to represent this project.

Ms. Close said the project is on the Town Council's agenda.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE MAY MEETING.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B29-01 Modifications

Applicant: 999 Indian Road
Address: 999 Indian Road Realty Trust

Architect: Dailey & Partners Architects
Project Description: Modification to prior approval, (change kitchen covered loggia to trellis area; change enclosed garage to covered unenclosed area; add 200 s. f. bedroom adjacent to cabana; change casement windows at cabana to french doors.

This project was deferred from the March meeting for restudy.

No one was present to represent this project and no one was in the audience from the public to speak relative to this project.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE MAY MEETING.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

This project was heard after item # B30-01.

Mr. Wideman, Mr. Shaw, Mr. Schuler, Mr. Hoffman and Mr. Adams said they met with the architect.

Architect Rodger Jansen presented the revised project to the Commission which indicated the third garage bay revised to an open porch at the back door entry. A covered terrace was changed to a pergola with trellis and beam material. A second floor balcony was changed to a pergola with trellis and beam material. The railings were removed from the balcony leaving the stucco arches at the first floor level.

The Commission felt that the project was an improvement.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B30-01 Landscape & Parking Lot

Applicant: Town of Palm Beach
Address: 400 South County Road
Architect: D. Murakami & R. Brooks

Project Description: The preliminary design of the park includes refinement of the conceptual plan presented to the Town Council.

Town Engineer Jim Bowser asked to hear this item later in the agenda as the Landscape Architect was not present at this time.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO LATER IN THE AGENDA (END OF NEW BUSINESS).
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

This project was heard after item number B6-01.

There were no ex-parte communication disclosures regarding this project.

Ms. Close said the town is expediting this project to complete the construction during the summer. ARCOM will review the project even though it needs additional consideration by the Town Council as there are some special exception requirements and other issues. There are some trellis structures at the property lines which may be relocated or modified so that a variance may not be required.

Town Engineer Jim Bowser introduced Landscape Architect Don Murakami. Mr. Bowser said that the Town Council reviewed three plans and selected the one which the Commission will review today. Because the trellis' are considered structures under the zoning code, they may need a variance. They would like to schedule the demolition of the building sometime in July and begin construction in August. Mr. Murakami said the overall concept is to create a pedestrian friendly garden/park. There will be a staff parking area with twenty-two parking spaces. The entire plaza will be elevated 18 inches above the street level. The center of the park will have three steps rising to a low wall area with seating. The entrance is defined with majestic canary island date palms and a large specimen flowering tree, possibly a yellow poinciana tree in the center of the park. A reflecting pond with lilies or lotus will be located on the park side of the 8-foot wall that will separate the parking lot from the park. Ramps will come down from the plaza area to the sidewalks which will slope gradually enough to meet the handicap requirements. Mr. Murakami said they thought that a desirable element may be a walk through trellis pavilion, but after the consultant fees and the parking lot fees, the trellis structure was not feasible within the overall budget. He suggested designing the park to possibly add the structure at a later date. Keystone and natural looking hardscape materials and lush, tropical, and drought tolerant landscaping material will be used in this project.

Mr. Schuler asked Mr. Bowser if ARCOM should recommend changes to the plan as Town Council had selected a committee to review the various plans that had been submitted. Mr. Bowser said they are not looking for big changes, but the Commission can make recommendations to enhance the plan.

Mr. Wheelock suggested moving the two pergolas, which are in the setback areas, further into the property. He felt the landscaping concept was terrific with the canary island and foxtail palms and suggested additional foxtails along Peruvian Avenue for a more unified perimeter treatment. He thought that a banyan tree would supply more shade to this area of the park rather than the proposed flowering tree.

Mr. Wideman said he did not consider this a park but a garden. A park is supposed to be open and natural. He felt people driving and walking by the park should see a green, treed vista and this proposal will have walls, pergolas and slat houses. Mr. Bowser said that option was presented to the Town Council and they chose the garden park rather than the open park.

Mr. Shaw objected to the design of the parking area by keeping it an open view and having the driveway centered on Peruvian Avenue. He recommended moving the large tree closer to the parking area and create a seating area along the back wall and around the tree.

Dr. Rosenberg commented that he hoped that the budget constraints would not minimize the unique opportunity to create something in town that is tranquil and beautiful.

MOTION BY MR. BELL TO RECOMMEND CONTINUING THE DESIGN OF THIS PARK WITH THE COMMENTS THAT HAVE BEEN MADE TODAY AND THAT THE COMMISSION FEELS STRONGLY THAT THERE SHOULD BE SOME LATTICE/PAVILIONS OF SOME SORT IN THE BUDGET SHOULD BE CONSIDERED AND PART OF THE OVERALL DESIGN.

MOTION SECONDED BY DR. ROSENBERG WITH THE ADDITIONAL COMMENTS THAT THE BUDGETARY ISSUES REALLY SHOULD NOT BE A CONSTRAINT, GETTING THE BEST WE CAN GET FOR THIS TOWN IN DEVELOPING THIS PARK/GARDEN AREA. MR. BELL ACCEPTED DR. ROSENBERG'S ADDITIONAL COMMENTS.

MOTION CARRIED UNANIMOUSLY.

Mr. Frank confirmed for the record that the Commission's intentions were that the gazebos be moved away from the corners of the property.

B31-01 Cabana

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Applicant: Robert Lee Terry
Address: 266 Monterey Road
Architect: Brower Architectural Associates
Project Description: New single story pool cabana house

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

Designer Raphael Saladrigas introduced Architect Anthony Herrington. Mr. Saladrigas said he did not know why this project and the next project were separated.

Mr. Bell felt the cabana fit the design of the house, but requested putting in opaque glass at the bathroom. It was discovered that the calculations on the plans were not correct relative to the increased Cubic Content and the setbacks.

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

A23-01 Porch

Applicant: Robert Lee Terry
Address: 266 Monterey Road
Architect: Brower Architectural Associates
Project Description: New front porch cover

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

Designer Raphael Saladrigas and Architect Anthony Herrington presented the extended front entry project. Mr. Saladrigas said that the Town Council approved a variance for the front yard setback.

Mr. Frank said that the front entry portico and the pool cabana building should have both been major projects and should have been advertised. He understood why these were split because if they did not receive approval from the town council, then the other portion of the project would remain on the agenda.

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

B32-01 New Residence

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Applicant: Tom Hoffmaster
Address: 309 Garden Road
Architect: Ralph Cantin
Project Description: Single family home

There were no ex-parte communications disclosed relative to this project.

Architect Ralph Cantin introduced Project Designer Joe Brennen. Mr. Brennen said the house is mainly one-story with the exception of a bedroom above the garage. The front of the house will sit 26 feet away from the street. The entry will be on the side beyond a garden. He proposed to raise the roof a few feet at the center of the house and reduce the cupola from three windows to two windows. The roof will be a leaded coated copper material. The doors, shutters and windows will be mahogany wood which will meet the wind load requirements. The lightly textured building will be painted white, beige trim and a grey washed mahogany wood.

It was commented that the design was unique and refreshing. Mr. Shaw wanted the owner to be aware that the town will be refurbishing the storm sewers systems in this area. He wanted them to coordinate with the town so that they do not end up with a garage that floods. Mr. Brennen said they are aware of the potential problem and will elevate the finished floor of the garage to be two feet higher than the other garages on the street. Ms. Close said the staff has recommended that the storm drainage plans will be submitted and reviewed prior to ARCOM submissions.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT (WITH THE ROOF LINE IN THE CENTER SECTION, FRONT ELEVATION RAISED TWO FEET).

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MR. BELL TO HEAR THE DEFERRED PROJECTS IN THE ORDER THAT THEY WERE ORIGINALLY LISTED ON THE AGENDA.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B34-01 Addition

Applicant: Peter and Penelope Townsend
Address: 1230 North Lake Way
Architect: SKA Architect & Planner
Project Description: Addition of second story to existing one story structure

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

Architect Jackie Albarran presented photographs of the existing one-story house. All of the windows will be changed to casement style of windows.

Mr. Schuler felt that the front door was out of proportion to the house, and that the window above the front door should line up the front door.

Ms. Albarran said the front door is existing and the window is centered for the interior space.

Property owner Peter Townsend addressed the Commission at this time.

Mr. Zukov, who lives next door to this project, felt that the addition project was a lovely job

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

B35-01 Alteration

Applicant:	James and Selaine Nidel
Address:	158 Seaspray Avenue
Architect:	SKA Architect & Planner
Project Description:	Partial demolition of first floor and extension of existing second floor at existing garage structure at rear of property, matching all existing details.

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

Architect Jackie Albarran presented streetscape drawings and photographs. The project consists of relocating stairs from the inside to the outside with a small roof and pecky cypress columns and removing a portion of the one-story section of the house and replacing with a two-story section. The garage will be widened making it functional and a parapet wall was added over the garage.

The Commission felt the project was an improvement over what was there.

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

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

B36-01 Addition

Applicant: Bradford D. and Jill E. Kaufman
Address: 151 Seagate Road
Architect: Tercilla Courtemanche Watson, Inc.
Project Description: First and second floor room addition.

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

Mr. Frank read a letter William D. Yahn, 161 Seagate Road and a letter from Andrew and Khooshe Aiken, 145 Seagate Road. Both of these letters were favorable to the project.

Architect Rene Tercilla introduced Associate/Building Contractor Scott Watson. Mr. Tercilla presented a streetscape drawing of the street. He said the existing style of the home is a ranch style. They plan to remove the flat roof and add a second story to the existing ranch style home. An existing flat roof porch will be replaced with a two-story addition. Some of the windows were replaced with single hung windows and most of the other windows will be replaced to match. The sample board indicated a building color of orange and white shutters.

The windows and french doors on the east/rear elevation were discussed. A comment was made that two sets of french doors may be better than the proposed clad patio doors that were repeated on the first and the second floors.

Property owner Jill Kaufman addressed the Commission and stated that the goal of adding windows on either side of the french doors was to have ventilation without having to open the french door as she has small children. However, she preferred the look of the french doors.

It was suggested to pocket an area for screens for the french doors, or use a four-panel colonial style slider type of window. Mr. Hoffman thought that the windows and french doors may not look as strange as the elevation drawings indicated. Mr. Adams commented on the small window to the left of the french doors.

Mrs. Kaufman stated she wanted to have as much view to and from the back yard having three small children and a swimming pool in the back yard.

Mr. Wheelock asked that two or three trees be planted to screen the new addition from the

house to the east.

Mr. Schuler said the windows were not coordinated in the house and this is not an architecturally acceptable situation.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE MAY MEETING TO RESTUDY THE WHOLE WINDOW PROBLEM.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

B37-01 Porte Cochere and Site Lighting

Applicant: Palmlor
Address: 2870 South Ocean Boulevard
Architect: George White
Project Description: Adding a porte cochere to east side of building and adding new site lighting.

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

Associate Architect John Vaughn presented the project. The property was originally a Howard Johnson's Hotel. The Marriott Hotel now owns the building and would like a porte cochere with a gable roof containing signage. Mr. Vaughn said they talked them out of the signage and suggested a hip roof on the porte cochere. He said the site lighting will have a resort feeling and the concrete poles will be fifteen feet high.

Owner Al Barenclolth addressed the Commission at this time.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO USE SQUARE ALUMINUM, ANODIZED, BRONZE LIGHT POLES AND TO USE A HIP ROOF ON THE PORTE COCHERE.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A7-01 Landscape Lighting

Applicant: The Breaker's
Address: 1 South County Road
Contractor: Luminary Effects, Inc.

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Project Description: Relocate several landscape lights to new location and lower the wattage on the parking lot lights.

This project was deferred from the February meeting for restudy and deferred from the March meeting as no one was present to represent the project. A letter was received from Luminary Effects requesting removal from the agenda.

No one was in the audience to represent this project.

Mr. Frank suggested removing this project from the agenda. He said he contacted Danny Miller, John Lang and everyone who may have been involved with the various portions of the project and asked them to bring to ARCOM the revised/as built drawings for their review.

The following items were requested to be brought back for review:

9. Tennis court lights
10. The landscaping along the east elevation
11. Golf course landscaping
12. Landscaping along Pendelton Avenue
13. Building materials on the east elevation

MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect John Lang was in the audience and acknowledged that he understood that all of the changes will be presented to the Commission next month.

MOTION BY MR. WIDEMAN TO DIRECT STAFF TO ASK THE ARCHITECT AND LANDSCAPE ARCHITECT TO MAKE A PRESENTATION NEXT MONTH.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A5-01 Landscape and Hardscape

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

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No one was present to represent this project at the February meeting and it was deferred from the March meeting for restudy.

Mr. Zukov said he received drawings and reviewed them. Mr. Wheelock said he visited the site.

Landscape Architect John Lang said at last months meeting it was felt that two elevations were too similar in appearance and he revised the plans in response to the Commission's suggestions. After discussion, it was felt that the ledge at the fascia area was designed to accommodate a vine. Mr. Lang said that the north elevation was not the best location for flowering plant material, but agreed to plant something that would climb on this wall. Property Owner Earl Hollis addressed the Commission and agreed to plant a white flowering plants at this area. He stated they may add garage gates that look different to help distinguish one unit from the other.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A17-01 Roofing Material Change

Applicant:	Laura and Lucy Anthony
Address:	424 Chilian Avenue
Contractor:	Atlantic Roofing
Project Description:	Change out flat tile concrete roof to GAF timberline 30/40 year shingles.

No one was present to represent the project at the March meeting.

Jack Stashowski representing Atlantic Roofing said the roof covering will be down graded from a flat cement tile to a shingle material.

Mr. Stashowski was asked to bring samples of the roofing material and pictures of the roof as the photographs did not view the roof clearly.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A21-01 Hurricane Shutters

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Applicant: 231 Bradley
Address: 231 Bradley Place
Contractor: Jupiter Aluminum Products, Inc.
Project Description: Thirty-eight white roll down shutters.

This project was deferred from the March meeting at the request of the applicant.

No one was present to represent the project.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A22-01 Revisions

Applicant: Mr. and Mrs. Floyd
Address: 1906 South Ocean Boulevard
Architect: Portuondo, Perotti Architects
Project Description: Reduction of square footage removing maids quarters from side, (modification to previously approved residence).

The building footprint was approved at the March meeting and the elevations were deferred to the April meeting for restudy.

Chairman Schuler stated that the applicant requests removal from the agenda. (per a letter dated April 24, 2001 from Raymond Floyd).

MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A23-01 Hardscape & Landscape

Applicant: Mr. Richard Nernberg
Address: 218 Jamaica Lane
Landscape Architect: Bruce Malinowski
Project Description: Hardscape and landscape

This project was deferred from the March meeting for restudy.

Mr. Wheelock said he met with the architect and visited the site.

Supervising Architect Steven Bruh introduced Associate Landscape Architect Troy Webster. Mr. Bruh said they met with the neighbor, Mr. Barton, reviewed the plans and agreed to screen the air-conditioning units.

Mr. Schuler read a letter from Mr. Barton who resides at 216 Jamaica Lane.

Mr. Shaw said that Mr. Barton has been very vocal on issues of flooding. Mr. Bruh said there will be a site wall along Mr. Barton's property, along the west property line, and a berm in the easement area so that water will not flow into the neighboring properties. He said the preliminary civil engineering estimated is that this property will retain twice as much water that is required by the town.

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

D. NEW BUSINESS - MINOR PROJECTS

A24-01 Hardscape

Applicant: Windsor Homes
Address: 8 Windsor Court
Landscape Architect: Lang Design Group
Project Description: Hardscape design for residence

Mr. Wheelock said he visited the site.

Landscape Architect John Lang said the Chicago brick circular driveway will lead to guest parking, the porte cochere and then to the garage in the rear of the property. The pool is very symmetrical and formal with limestone material. The greenspace is at 45.3 % for this project. An antique wall fountain will be added to the west side of the pool area.

Property Owner William Cooley responded to questions regarding the drainage for the property. He said that a drainage pipe will run the length of 8 Windsor Court and there will also be a second pipe.

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

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

A25-01 Sign

Applicant: The Goodman Company
Address: 151 Worth Avenue
Contractor: Phil Rowe Signs
Project Description: Install bronze letters on face of west tower reading "Neiman Marcus Building"

Steve Rowe Representing Phil Rowe Signs proposed two different signs for the Neiman Marcus Building. The first sign will read "valet parking" in 3" bronze lettering and the other sign will read "Neiman Marcus Building" in 32" high cast bronze lettering on the west tower. He said the existing sign letters are 28" high, but they are almost at eye level. Mr. Rowe said that if the building is given a name, the code will allow 20 square feet of signage. Therefore, the proposal will be the "Neiman Marcus Building."

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

A26-01 Hardscape

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

Mr. Wheelock said he met with the architect and visited the site

Landscape Architect Dan Mock presented the project and said old Chicago pavers will be used in the driveway. The focal point for the breakfast area will be a small fountain in a paved patio area. Mr. Mock said that every existing plant on the site is intended to be reused.

Because a wall will surround the property, it was asked to incorporate an opening with a gate for access to maintain the landscaping.

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

MOTION CARRIED UNANIMOUSLY.

A27-01 Rolling Shutters

Applicant: Stephen Levin
Address: 446 North Lake Way
Contractor: Folding Shutters
Project Description: Install 12 rolling shutters.

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

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A representative for this project was present at this time.

MOTION BY MR. BELL TO RECONSIDER PROJECT NUMBER A27-01.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

Howard Hemstreet representing Folding Shutters presented photographs of the home and said there are existing rolling shutters on the back of the house. They proposed the same fixed boxes at the front of the house for the shutters to roll into.

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

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

MR. ADAMS YES

MR. WIDEMAN YES

MR. BELL NO

DR. ROSENBERG YES

MR. SHAW YES

MR. HOFFMAN YES

MR. SCHULER NO

MOTION CARRIED 5-2.

VII. OTHER BUSINESS

Mr. Wideman thought that staff should follow up on projects that are 50% complete to

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determine if the project compares with the approved ARCOM plans. Chairman Schuler responded to Ms. Close's comments and then asked the staff to study this issue and report back to the Commission at their next meeting. He also asked Mr. Frank to provide a copy of code section which pertains to the mission of the Architectural Review Commission. He asked each of the members to review this material for discussion at a future meeting.

Mr. Bell discussed the requirements of water retention for properties with new construction. Mr. Wheelock stated that a polymer can be mixed in with the soil to help retain water on the site rather than having to build berms to address the drought problems. The polymer is relatively inexpensive and has a life of about 40 years. A soil's engineer could consult on this issue.

Ms. Close announced that the Strategic Planning Board will meet on May 4, 2001 at 9:30 a.m. and May 16, 2001 at 1:30 p.m. in the Town Council Chambers.

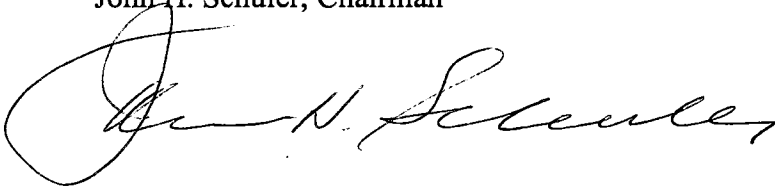
VIII. ADJOURNMENT

The meeting was adjourned at 6:32 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on May 23, 2001.

Respectfully submitted,

John H. Schuler, Chairman

A handwritten signature in black ink, appearing to read "John H. Schuler", written in a cursive style.