

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, JANUARY 24, 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
Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member (arrived at 10:50 a.m.)
Floyd Wideman, Member
Marvin Rosenberg, Member
Leslie Shaw, Member
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
John C. Randolph, Town Attorney
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. Schuler read a letter from Mr. Messing stating that he will not request reappointed to the Architectural Commission when his term expires in March as he will be moving out of town.

III. APPROVAL OF THE MINUTES FROM THE DECEMBER 19, 2000 MEETNG.

MOTION BY MR. BELL TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

IV. SWEARING IN PERSONS TESTIFYING.

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

V. PROJECT DEFERRALS

B91-00 New Residence

Applicant: Zdzislaw Ciomek and Janina Radtke
Address: 640 Island Drive
Architect: Smith and Moore Architects
Project Description: New two-story residence of the Mediterranean revival style.

This project was deferred from the October, November and December meetings.

The architect requests deferral to the February meeting.

B100-00 Additions and Renovations

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

This project was deferred from the November and December meetings.

The architect requests deferral to the February meeting.

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B2-01 Demolition

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

The architect requests deferral to the February meeting.

B5-01 Addition

Applicant: William and Eliza Meyer
Address: 205 Nightingale Trail
Architect: SKA Architect
Project Description: One-story addition to an existing one-story residence.

The architect requests deferral to the February meeting.

B6-01 New Residence

Applicant: Cart Properties, Inc.
Address: 279 Colonial Lane
Architect: Theodore E. Davis
Project Description: New residence

The attorney requests deferral to the February meeting.

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.

The architect requests deferral to the February meeting.

A73-00 Landscape

Applicant: Palm Beach Tamarin, Inc.
Address: 322 Australian Avenue
Architect: Mark Henegan
Project Description: Landscape

This project was deferred from the November and December meetings.

The landscape architect requests deferral to the February meeting.

A82-00 Revisions to Front Facade, Front Entry and Driveway

Applicant: Laura Andre
Address: 159 Sunset Avenue
Architect: Everett H. Jenner
Project Description: New front entry porch, new circular driveway and revised front elevation

This project was deferred from the December meeting.

The project designer requests deferral to the February meeting.

**MOTION BY MR. WIDEMAN TO DEFER PROJECTS B91-00, B100-00, B2-01, B5-01, B6-01, B10-01, A73-00 AND A82-00 TO THE FEBRUARY MEETING.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.**

VI. PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B103-00 Addition

Applicant: Linda A. Gary and Michael Belisle
Address: 280 List Road
Architect: Robert L. Bell
Project Description: Second Floor addition, raise first floor tie beam elevation, new windows (size and type).

This project was deferred from the December meeting.

Mr. Wideman said he met with the architect and the attorney and reviewed the plans. Mr. Strawbridge, Mr. Schuler and Mr. Hoffman said they met with Mr. Kolins and reviewed the plans.

Architect Robert Bell said the second-story addition will add approximately 1,200 square feet to the existing one-story home. The awning type windows will be changed to an aluminum casement with clear impact glazing. The tie beam height will be raised to allow for nine feet of ceiling height. He presented a street scape drawing and a plan showing the relationship of the building footprint of the subject property and the two properties on either side.

It was suggested to start the bottom of the balcony railing at the banding to lighten the appearance of the balcony above the front entry. Because the shutters were crowding the quoins on the sides of the building, it was recommended to narrow the windows or eliminate the quoins.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE SUGGESTION TO TAKE A LOOK AT THE QUOINS AND THE HEAVINESS OF THE BALCONY.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B1-01 Demolition and New Residence

Applicant: Robert Marschall
Address: 208 Garden Road
Architect: Smith & Moore Architects
Project Description: Demolition of existing residence and construction of a new two-story single family residence.

Mr. Wideman said he met with the architect. Mr. Bell said he spoke with the architect on the telephone, but did not discuss the plans. Mr. Wheelock said he visited the site.

Architect Harold Smith read the demolition report into the record which stated that the house was built in 1966 by Gene Armstrong Associates of North Palm Beach. The original 3,744 square foot home featured a white concrete tile roof, awning windows and sliding glass doors. A 700 square foot addition was constructed in 1986 which was designed by Smith and Paine Architects. He said the existing house sits on one single lot.

Mr. Shaw wanted the record to reflect that at the end of last month's meeting, a motion was made requiring landscape plans for demolition projects. Mr. Frank said the ARCOM application does reflect the new changes, but it may take a few months before they are utilized.

Mr. Wheelock recommended saving the existing ficus hedge during the construction.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOTION WITH THE PROVISION TO KEEP THE FICUS HEDGE ON THE EAST SIDE OF THE PROPERTY DURING THE CONSTRUCTION AND WITH THE USUAL CONDITIONS TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith said the garage will be accessed from the alley in the rear of the property and a circular guest driveway will be located at the front of the house. The two-story mass will be at the center of the property with two flanking one-story wings on either side. The style will be a simple French Country with a CCR of 3.84, and have a total of 5,667 square feet. Eyebrow transoms will be used over the casement windows with true divided lites and if impact glass will be used, the shutters will be for decoration only. Transom windows will not be used on the west side of the house. Cast stone will surround the recessed front doors. The roof pitch will be broken with a steep 8/12 pitch

for a French feel and will have a grey variegated color concrete tiles. Suggestions were made to consider using a darker roofing material that looks more like slate, to darken the shutter color, and eliminate six to 10 inches from the stone entry surround.

After the Commission's comments, Mr. Smith suggested changing the window on the north elevation to a single lite which would eliminate the crowded appearance, raise the oval windows on either side of the entry approximately 8", and eliminate the two coach lights and use one hanging lantern above the entry.

The subject of designating an area for the placement of waste vegetation versus placing it in the street and taking up a parking area, was discussed at this time.

MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT WITH CONDITIONS TO RESTUDY THE WINDOW AT THE BREAKFAST AREA, PERHAPS MOVE THE BAY OUT ONE-FOOT, TO REDUCE THE MASS OF THE SURROUND AROUND THE FRONT DOOR AND RESTUDY THE LIGHTS AT THE ENTRY.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

The lack of giving definite directions in the motion was discussed. Mr. Frank said he usually reviews the revisions, but he gives the architect some latitude.

Mr. Frank read a letter in reference to project #B103-00 from Phyllis Jacobson, who resides at 272 List Road, stating her objection to the proposed addition at 280 List Road.

B3-01 Demolition and New Residence

Applicant:	Mr. Ian M. Kean
Address:	239 Tangier Avenue
Architect:	SKA Architects
Project Description:	Demolition of existing one-story residence and construction of a new one-story classic Bermuda style residence.

Mr. Shaw, Mr. Wideman, Mr. Bell, Mr. Schuler, Mr. Hoffman Dr. Rosenberg and Mr. Wheelock said they discussed the plan regarding the project.

Architect Pat Seagraves stated that the demolition report indicated that the home was built in the 1950's for Herman Kimmel and designed by Architect Kohler. The foundation has settled because the soil was unstable and that the new structure should be

on pilings.

MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD AND SEED AND IRRIGATE THE LOT, AND TO KEEP THE EXISTING HEDGES WITH THE EXCEPTION OF THE AREA FOR CONSTRUCTION PURPOSES.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves said the 5,390 square feet home will be a classic Bermuda style with white concrete tiles on the 7/12 pitched roof. A decorative wall with an iron railing will run along the front property line and the garage will be front loading. A cabana and an orchid house, approximately the same size, will be located at the rear of the house.

The columns on the loggia were perceived to be weak in appearance and very tall. The chimney was also felt to be small for the size of the roof. Because the garage was front loading, it was requested to incorporate a restriction in the deed regarding the hedge. The discarding of yard waste was discussed and it was stated that it becomes an eye sore when it is placed in the street and the vegetation should have a designated area on the property. Mr. Randolph said that it is a legislative matter for the Town Council to determine how they wish to deal with the placement of trash on properties. If the Town Council passes an ordinance, then it will be part of the condition of granting of a building permit, but it is not within the jurisdiction of the Architectural Review Commission to start placing this legislative role on the property owners.

Robert Moore said the Zoning Commission will meet regarding the Comprehensive Plan on February 27, 2001 and the subject of post construction water run off will be discussed. To meet the FIMA requirements, the new house will have to be raised approximately 2 ½ feet higher than the old house and the adjacent homes. The potential solution would be to raise only the pad for house and not the entire property. To avoid any damming effect, a requirement to bring a profile of the street and the surrounding properties indicating how the proposed filling of the land and how it will effect the contour and elevations of the adjacent land will also be discussed at this meeting.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO USE THREE COLUMNS RATHER THAN TWO COLUMNS AT THE CORNERS, TO KEEP THE HEDGES IN FRONT OF THE GARAGE BY ADDING TO THE DEED AND TO STUDY THE CHIMNEY AND PERHAPS ENLARGE IT.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

B4-01 New Residence

Applicant: Baltic Estate, Inc. c/o Dean Vegosen
Address: 160 Kings Road
Architect: SKA Architect
Project Description: Construction of a new two-story Mediterranean style home.

Mr. Frank said the architect did not inform staff that this project requires deferral from this agenda as Town Council action is still pending.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B7-01 Addition

Applicant: Patrice and Thomas Carden
Address: 200 Barton Avenue
Architect: Lewis & Associates
Project Description: A two-story addition to the west side of the existing residence to replace a one-story sun porch.

Mr. Schuler said he received a telephone call from the architect.

Mindy Schwab, representing Lewis and Associates, presented the two-story building section which will replace a one-story sun porch. A two-story bay element will add windows at the master bathroom and kitchen.

It was commented that the second-story window on the north elevation may be smaller than the other windows.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B8-01 Additions and Pavilion

Applicant: Kenneth and Moira Wolofsky
Address: 150 Canterbury Lane
Architect: Lewis & Associates
Project Description: Living room and kitchen bay additions to match existing. Four-car garage addition to replace the two-car garage. One-story tennis court and one-story tennis pavilion.

Mr. Bell and Mr. Schuler said they spoke with the architect on the telephone.

Mindy Schwab said the project consists of a tennis court, a tennis pavilion and a four-car garage. The tennis pavilion will have a kitchenette and a bathroom. A living room extension bay and a kitchen bay will also be added.

It was commented that the garage doors did not complement the Georgian architecture of the house. The driveway area between the garage and the tennis pavilion, at 24'4", was very close and may not be enough room to back a car out of the garage. Therefore, it was suggested moving the tennis pavilion closer to the swimming pool. It was recommended using brick instead of stucco on the tennis building.

Ms. Schwab said the owner's desire was to have the pavilion located at the center of the tennis court and to paint the brick house white.

After discussion, it was determined that the bay additions would not be seen from any public right-of-way and it was not necessary for the Commission to review this portion of the project.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION THAT THE TENNIS PAVILION WILL BE MADE OUT OF BRICK, THE GARAGE DOORS WILL BE PANELED, AND WITH THE RECOMMENDATION THAT THE TENNIS PAVILION WILL BE RELOCATED TO FUNCTION WITH THE SWIMMING POOL AS WELL AS THE TENNIS COURT.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B9-01 Demolition and New Residence

Applicant: John Littlechild
Address: 131 East Inlet Drive
Architect: Scott Granet
Project Description: Demolition of existing two-story residence and construction of a new two-story residence.

Mr. Wheelock visited the site.

Architect Scott Granet presented photographs of the existing house and said it was designed by Architect Ames Bennett and was built in the 1960's. The seagrapes along the front and some palm trees will remain on the lot. Mr. Wheelock thought that the Norfolk Pine tree at the south west corner of the property was worth saving.

**MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Mr. Granet said the replacement house will be close to the same size as the existing house. He described the style of architecture as Anglo Caribbean with a standing seam metal roof, some wooden elements and metal balcony railings. The sixteen feet, six inches high finished floor elevation was determined by the Department of Environmental Protection which resulted in stairs leading to the front door. The CCR of the project is at 3.19. He said the owners wanted a very unpretentious, simple, and an indoor/outdoor home.

The Commission made the following comments:

- The side lites at the front door were not appropriate for the architecture.
- The windows may look better without the lites because of the metal roof.
- Possibly eliminate all of the small windows and the transom windows above the fixed glass/doors section on the east elevation as it appears to be overdone.
- Several different things were happening with this project that may not relate to each other, such as gabled roofs with vents, hip roofs, square headed windows, and a french arch over the front door.
- The windows on either side of the entrance do not line up with each other.
- The architectural style may not suit this particular area.
- A sample of the roof material and all of the railings should be presented as well as

- a conceptual landscape sketch.
- The ocean breeze should be considered when landscaping the east elevation and swimming pool area.
- The metal roof is an appropriate concept as it is indigenous and historically correct, but typically has been used on smaller houses.
- The fenestration on the front and rear facades do not match.
- The front entry, the side lites, and the stairs should be restudied.
- The windows appear to be into the eaves of the house, particularly the window on the west side of the front door.
- The roof was a refreshing change and lends itself well to the location, but some of the elements and symmetry needs to be addressed.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE FEBRUARY MEETING FOR RESTUDY OF THE WINDOWS BASED ON THE COMMENTS THAT HAVE BEEN MADE BY VARIOUS MEMBERS OF THE BOARD, (THE EXPANSIVE GLASS AT THE 14 FOOT LIVING ROOM AREA ON THE EAST ELEVATION, THE FRONT DOOR, THE ROOF LINE, THE GABLES VERSUS THE HIPS AND GET MORE ORGANIZATION AND LESS CHOPPED UP WINDOW EXPRESSION).

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

B11-01 Addition

Applicant: Jeffrey Epstein
Address: 358 El Brill Way
Architect: Michael J. Johnson
Project Description: One-story, 1,675 square feet, staff quarters addition in east rear yard.

Mr. Wheelock said he visited the site.

Architect Michael Johnson said the proposal is a one-story staff quarters addition in the south east corner of the property. It will have three bedrooms, three baths and a common dinette/kitchen and laundry area. Hurricane impact aluminum windows and a cement tile roof are some of the details that mimic the cabana building. He said the roof was notched out at the cooling tower because the owners wanted to see a clean hip roof line from their back yard.

It was suggested adding lattice work to the north side of the building and keep the existing ficus hedge and trees along the east property line. Mr. Johnson said the owner

plans to replant the landscaping as he likes the lush vegetation.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT WITH THE
PROVISION TO REPLACE THE LANDSCAPING AFTER CONSTRUCTION.
MOTION SECONDED BY MR. ADAMS.
ROLL CALL:**

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

MOTION CARRIED 5-2.

Mr. Bell stated that there were some problems with the roof line and the north elevation may not have enough landscaping to screen the building from the street. He felt that the architect is capable of doing something nicer.

After consideration, Mr. Adams said he wanted to change his vote.

**MOTION BY MR. ADAMS TO RECONSIDER THE MOTION FOR PROJECT
APPROVAL.
MOTION SECONDED BY MR. HOFFMAN.**

ROLL CALL:

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

MOTION CARRIED 4-3

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO RESTUDY THE ARCHITECTURE.

SUBSTITUTE MOTION BY MR. MESSING TO APPROVE THE PROJECT WITH THE PROVISION THAT THE LANDSCAPING WILL BE ADEQUATE ENOUGH TO SCREEN THE BUILDING FROM THE STREET.

MR. ADAMS SECONDED THE MOTION TO DEFER THE PROJECT.

MR. WIDEMAN SECONDED THE MOTION TO APPROVE THE PROJECT.

Attorney Randolph advised against making the same motion that previously failed.

MR. MESSING WITHDREW HIS MOTION AND MR. WIDEMAN WITHDREW HIS SECOND TO THE MOTION.

THE MOTION TO DEFER CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A74-00 Hardscape

Applicant: Ecclestone Signature Homes
Address: 137 Woodbridge Road
Architect: Krent Wieland Design
Project Description: Hardscape plans

This project was deferred from the November and December meetings.

No one was present to represent this project.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE END OF THE MEETING, AND IF NO ONE IS PRESENT AT THAT TIME, TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

No one was present when Chairman Schuler announced this project again after Informal Review on the agenda.

A85-00 Landscape and Hardscape

Applicant: Janina Radtke
Address: 231 Wells Road
Architect: Lang Design Group
Project Description: Landscape and hardscape

No one was present to represent this project.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE END OF THE MEETING, AND IF NO ONE IS PRESENT AT THAT TIME, TO DEFER TO THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Chairman Schuler announced this project at the end of the agenda, and again no representative was present.

D. NEW BUSINESS - MINOR PROJECTS

A1-01 Landscape and Hardscape

Applicant: John D. and Diane C. Andrica
Address: 300 Arabian Road
Architect: Michael Rawls
Project Description: Landscaping, hardscape and exterior colors

Mr. Wheelock said he visited the site.

Landscape Architect Mike Rawls said this project and the next project on the agenda are both owned by Mr. and Mrs. Andrica. Royal palms will be planted around the pool deck, a new ficus hedge will be planted at 7 to 8 feet around the property and a double ficus hedge will be planted along North Lake Way. Tall Cocoanut palm trees with 10' of grey wood will be planted between the two properties. Old Chicago brick in a herring bone pattern will be used in the driveway and the pool deck will have two by two pavers in a cream color.

It was noted that the architect did not have a front elevation overlay drawing. Shade trees were suggested instead of the bismarckias to bring the massing down at the front of the house. If Old Chicago brick is not available, it was requested to report back to the commission with what material will be used instead.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A2-01 Landscape and Hardscape

Applicant: John D. and Diane C. Andrica
Address: 308 Arabian Road
Architect: Michael Rawls
Project Description: Landscaping, hardscape and exterior colors

Note for the record: One motion was made for Item #A1-01 and Item #A2-01 at the time Item #A-01 was being reviewed.

Anthony Solo discussed the requirement of overlay drawings for landscaping projects. He stated that he paid \$500.00 for a rendering for a previous project and the Commission did not look at it. That is why they did not have the elevation overlay drawing prepared. Chairman Schuler explained that it is an overlay of the building elevation drawings depicting the proposed plant material. The landscape architect was asked to consider the landscaping that exists on the street, and to come up with a plan that is not too dissimilar.

A3-01 Landscape and Hardscape

Applicant: Red Path Investments
Address: 425 Chilean Avenue
Architect: George Armas (A Cut Above Landscape & Maintenance)
Project Description: Landscape and hardscape

Mr. Wheelock said he visited the site.

Neil Cohen, representing Red Path Industries, presented the project. He said the landscape design focused on an existing Phoenix Medjool tree on the property. Three more Phoenix Medjool trees are planned for the front of the two-story duplex building. Hibiscus, plumbago and annuals will add color to the landscaping. The west unit will have Fox tail palms flanking the entry, pigeon plumb trees to provide some screening for the side windows and a cocoa plum hedge to hide the air-conditioner. Some native vegetation as well as exotic material will be used throughout the project. The landscaping for the east unit will be more formal around the Grecian style pool area with cocoanut palm trees in the corners, silver bismark palms for accents and flowering foliage. Silver buttonwood trees and hedges will be planted along the east property line.

Podocarpus hedging will be planted in front of four foot sections of fencing along the front of the property. Chicago style brick in a basket weave pattern will be used in the driveways. The west unit will have a freeform patio with six by six antique yellow cast stone pavers and a Chicago style brick border. The other pool patio will have Chicago brick with two by two inlays of antique yellow cast stone.

Mr. Bell said the plan looks as though it was duplicated for both units. He advised Mr. Cohen that the preference for duplex buildings is that each unit will have a different appearance.

Mr. Adams felt the project had a tremendous amount of hardscape.

Mr. Wheelock confirmed that the paving material will be a pre cast or concrete, Chicago brick color and not actual Chicago brick. The Commission made the following suggestions:

Increase the screening at the north east corner as it is open to the house next door with a 7-foot podocarpus hedge or add more Malayan cocoanut trees. Replace the two Medjool palm trees with Malayan palm trees or Canary Island palm trees. Change the species of trees from one side of the building to the other. Leave the two corner Medjool palm trees and change the species in the middle. Possibly do the brick material differently in the driveway for one of the units. Increase the greenspace for the project.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO STUDY THE FRONT ELEVATION PLANTS TO LOOK LIKE TWO DISSIMILAR PROPERTIES, MAYBE CHANGE THE PATTERN OF THE DRIVEWAYS MAKING ONE OF THEM LOOK A LITTLE DIFFERENT, INCREASE THE SCREENING IN THE NORTH EAST CORNER BY USING SEVEN-FOOT HIGH HEDGING, AND TRY TO REDUCE THE HARDSCAPE TO SOME DEGREE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VII. OTHER BUSINESS

Informal review

Elkon, owner
Warren Bohn, architect
251 Jungle Road
Review of previously approved application.

Mr. Frank stated the revisions to the project included an increase in square footage. Therefore, he felt it should be advertised as a major project.

Mr. Bohn said that during the demolition of the front of the house they discovered that the existing facade structure was unable to support the limestone veneer. An increase of dimensions of approximately 8" to 12" of wall in front of the existing facade is necessary to support the limestone cladding. The increased square footage of the project includes an addition of a portico/vestibule on the front of the house and the increase of wall thickness for the limestone support. They also request some window and shutter revisions and the addition of two stained glass windows and a gate that had been purchased by the owner.

Mr. Schuler felt the stained glass windows were too massive for the house and may not be in keeping with the architecture. Mr. Bell thought the round arch over the front entrance was out of place. It was requested to bring photographs of the stained glass windows.

Note: This project was approved by ARCOM in October 1999. The building permit application was submitted in October 2000 and issued January 2001.

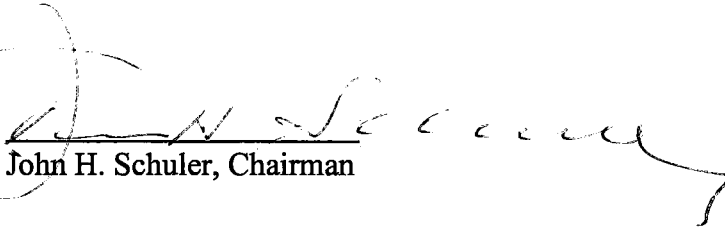
Mr. Shaw discussed the issue of yard trash and said this is an issue of impact of property to the surrounding area. As properties are being redeveloped, they need to meet new standards. He was concerned that when applications come to the Commission over the next few years, if the yard trash issues are not addressed now, the problem will get worse. He asked the Commission to look at projects as they come forward and consider the problems that exist in town regarding trash. Possibly as an architectural commission, something can be done to make it easier and better by incorporating it as a standard as the commission has created standards in the past.

VIII. ADJOURNMENT

**MOTION BY MR. BELL TO ADJOURN THE MEETING AT 2:50 P.M.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

The next Architectural Review Commission meeting will be Wednesday, February 28, 2001 at 9:00 a.m.

Respectfully submitted,



John H. Schuler, Chairman