

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY JANUARY 23, 2002
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 L. Wideman, Jr., Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Lindley M.F. Hoffman, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Nikita Zukov, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

III. PLEDGE OF ALLEGIANCE

Chairman Schuler led the Pledge of Allegiance.

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 18, 2001 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. BELL.

MR. HOFFMAN ABSTAINED.

MOTION CARRIED 6-1.

V. SWEARING IN PERSONS TESTIFYING.

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

Mr. Shaw made comments relative to a memorandum that was sent to the commission from Ms. Close regarding Town Ordinance 15-01, Stormwater Management Plan. Mr. Randolph clarified that the commission should receive a copy of the plan, but the on site retention, is a staff issue as they would be required to comply with this and the issuance of permits. Mr. Frank said that the ARCOM application has been changed to reflect the requirement of the stormwater management plan and is part of the application process. Mr. Randolph quoted a section of the ordinance which stated the stormwater management plan shall contain sufficient information to allow the town engineer to determine whether the proposed development meets the requirements of this section. Mr. Moore said the commission will review a preliminary drainage plan, but an engineer will be hired to work out of the building department to review the final drainage plans before a building permit will be issued. Mr. Bell expressed his concern that the use of swales should be reinvestigated because after a Certificate of Occupancy is issued, the owner can level the land. Mr. Moore commented that the use of swales is commonly used to channel the water to a certain retention area. He offered to discuss this with the town engineer and advise the commission.

VI PROJECT DEFERRALS

B78-01 New Residence

Applicant: P. Kevin Jaffe Trust
Address: 1440 North Lake Way
Architect: Smith & Moore Architects, Inc.
Project Description: New two-story contemporary style residence with pool.

This project was deferred from the October and November meetings for restudy. The architect requested deferral to the February meeting.

Ex-parte communication disclosures

B84-01 New Residence

Applicant: Michael J. Civitella
Address: 272 Country Club Road
Architect: Turner/Johnson Architects & Planners
Project Description: Construction of a new two-story single family residence.

This project was deferred from the October meeting by staff. It was deferred from the November meeting because no one was present. It was again deferred from the December meeting by staff. The architect requests deferral to the February meeting.

B91-01 New Residence

Applicant: 447 Primavera Way, L.C.
Address: 447 Primavera Avenue
Architect: Phoenix Architecture, Inc.
Project Description: New two-story Mediterranean style residence.

Staff deferred this project from the December meeting as the plans did not meet the zoning code. The architect requests deferral to the February meeting.

**MOTION BY MR. WIDEMAN TO DEFER PROJECT NUMBER B78-01, B84-01 AND B91-01 TO THE FEBRUARY MEETING.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.**

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

NONE

B. NEW BUSINESS - MAJOR PROJECTS

B1-02 New Residence

Applicant: 101 Dunbar Road, Inc./William D. Elias
Address: 101 Dunbar Road
Architect: Smith and Moore Architects
Project Description: New Two story Mediterranean style residence.

Mr. Strawbridge, Mr. Shaw, Mr. Wideman, Mr. Bell, and Mr. Wheelock said they met with the architect and the builder and reviewed the plans. Mr. Hoffman said he met with the architect and reviewed the plans. Mr. Adams and Dr. Rosenberg said they spoke with the owner and discussed the plans.

Mr. Frank stated that Attorney Ron Kolins has requested an item to be moved up on the agenda.

**MOTION BY MR. BELL (TO MOVE ITEM NUMBER A71-01 TO NEW BUSINESS - MAJOR PROJECTS SECTION OF THE AGENDA).
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

Property owner William Elias said the styling, of this project, was “Wyeth inspired” Mediterranean revival.

Architect Harold Smith introduced Ted Saung from Smith and Moore Architects. He reviewed the floor plans and indicated that the main living areas; living room, library, guest rooms, and master suite will overlook the ocean from the two-story section. The house will have a heavily textured stucco finish, a glass and wrought iron front door, and a roof with a 4/12 pitch with variegated colors of clay barrel tile. The proposed vegetation include sculptured seagrapes lining the front entry and clusters of five cocoanut palms along the ocean side of the house.

The Commission felt the project was a lovely design. Mr. Shaw was not pleased that the house was close to the north property line given the size of the lot, but understood the coastal construction control line had some effect on the placement of the house.

Landscape Architect Mario Neviera stated that the west side of the property will have a ficus hedge and the street side will have a Ligustrum and silver buttonwood hedge.

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

B2-02 New Residence

Applicant: 251 Jungle Road, Inc./William D. Elias
Address: 251 Jungle Road
Architect: Smith and Moore Architects
Project Description: New two-story French country residence.

Mr. Strawbridge, Mr. Shaw, Mr. Wideman, Mr. Bell, and Mr. Wheelock said they met with the owner and the architect and reviewed the plans. , Mr. Zukov said he went by the site. Mr. Adams and Dr. Rosenberg said they met with the owner and reviewed the plans. Mr. Hoffman said he met with the architect and reviewed the plans.

Architect Harold Smith and Property owner William Elias presented the project. Mr. Elias described the project with the aid of a model. He said it was difficult to present with flat elevation drawings because the house has many curves.

The Commission made the following comments:
The impact on Jungle Road, for the front entrance, is not strong enough for this size house and the front door appears squeezed into the round opening.

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The curved section, in the middle of the lower roofs, should be restudied and the upper roof was overdone.

The roof may be softened with flat tiles rather than barrel tile roofing material.

The chimney caps should be redesigned to not look like lamp shades.

Some of the landscaping should be added to the model to indicate that it will not be as exposed as the model had indicated.

The east side perimeter wall should also be presented.

The loggia columns on the model appeared weak and yet the elevation drawings indicated the columns to be more solid.

The second floor French door shutters are out of proportion because they are not the same width as the windows.

Some windows have shutters and other do not.

The upper corners of the garage doors were designed differently from the windows with the same transom treatment.

Define the style, possibly an English or French colonial style would work better for this site rather than a Mediterranean style.

It is an interesting design and it is an ingenious one for a very difficult lot.

Mr. Elias said the style of the house is inspired by the south of France. The barrel tile roofing material will be a very light sandy/salmon color, the building color will be a light color and the shutters will be blue.

Fitz Dixon, 220 El Vedado Road, addressed the commission and spoke in favor of the project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

The applicant was asked to bring building material samples to the next meeting.

B3-02 Time Extension

Applicant: Thomas and Patrice Carden
Address: 200 Barton Avenue
Architect: Mindy Schwab
Project Description: Time extension for one year of ARCOM approved plans for an addition dated January 24, 2001.

Architect Mindy Schwab asked on behalf of the owners, for a one-year extension of a previously approved ARCOM project.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT FOR AN ADDITIONAL YEAR.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B4-02 New Residence

Applicant: Maryanne T. Barry
Address: 160 Woodbridge Road
Architect: Dailey and Partners Architects
Project Description: New two story residence, pool and cabanas.

Mr. Hoffman said he visited the site.

Architect Roger Janssen said the existing site wall will remain on three sides of the property. He described the project as a classical Italian villa with cypress outlookers, clay barrel tile roofing material, molded cast stone surrounds, imitation limestone watertable, and wrought iron entry gates and railing at the portico entrance. The front door will be centrally located and the garage will be side loading. Two, one-story detached cabanas will flank the pool.

It was commented that the center portion of the roof line was too high, and the front elevation needed some relief to it. The architect was asked to rethink the center post at the garage because backing a vehicle out may be very difficult. The majority of the commission felt that the house was massive, overpowering, and at a larger scale than the other houses on the street. Mr. Janssen said the house will be setback 41½ feet from the street. It was suggested to heavily landscape the property along the street to help minimize the massiveness of the house. It was commented that this project was not appropriate for the street. Landscape Architect Mario Nievera stated the finished floor level of the replacement house will be the same as the previous house.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO EXAMINE THE ROOF LINE AND THE HEIGHT OF THE CHIMNEY, TO REDUCE THE MASSIVENESS OF THE HOUSE, NOT ONLY FROM THE STREET SIDE, BUT FROM THE EAST SIDE OF THE BUILDING, TRY TO MAKE IT LOOK LESS IMPOSING.
MOTION SECONDED BY MR. BELL.
MOTION CARRIED UNANIMOUSLY.

B5-02 Addition

Applicant: Dr. and Mrs. Agresti
Address: 214 Jamaica Lane
Architect: Steven J. Bruh
Project Description: Add second story bedroom suites.

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

MOTION BY MR. BELL TO MOVE THIS PROJECT TO THE END OF NEW BUSINESS - MAJOR PROJECTS.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.

This project was called again after item number B9-02.

Mr. Bell and Mr. Wideman said they spoke with the neighbor regarding the project.

Architect Steven Bruh presented the addition project which will extend over an existing patio. It will match the house with lapboard siding on the front and stucco on the back.

The architect was asked about raising the height of the roof, why there were no windows on the south elevation of the addition, and if the aluminum siding could be removed. He responded that he wanted to stay away from a large flat roof section, that the wood framing under the siding is probably in poor condition, and the owner did not want windows because of security reasons. It was suggested adding two columns to the open lanai, to add some decoration to some of the windows, and to leave the roof line alone.

The water retention of the property was discussed and later decided that as the addition will be constructed above an existing lanai or porch area, the property must only maintain one inch of water as stated in the ordinance that was in effect when the house was originally built. It was suggested to have a certified engineer drawing stating the property maintains one inch of water.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO RESTUDY THE ROOF LINE, REDUCING IT IN HEIGHT, TO PUT IN THE PROPER COLUMNS UNDERNEATH THE ADDITION, AND PUT SOME SORT OF WINDOW TREATMENT IN THE BACK, WHETHER IT'S FAKE OR NOT, IT SHOULD BE THERE, TO PRESENT A RETENTION PLAN INDICATING ONE INCH OF RETENTION OF WATER ON THIS SITE. MOTION SECONDED BY MR. ADAMS. MOTION CARRIED UNANIMOUSLY.

B6-02 New Pro Shop

Applicant: Town of Palm Beach
Address: 2185 South Ocean Boulevard
Architect: Digby Bridges, Marsh and Associates
Project Description: New pro shop for Phipps Park tennis courts. It will be Mediterranean in style to coexist with the south Palm Beach Fire Station.

There were no ex-parte communications disclosed.

Architect Mark Marsh presented the project and introduced Town Engineer James Bowser. A new pro shop building and a pavilion, south of the pro shop are being proposed. The pro shop will be 576 square feet, 24 X 24 feet. The building will be styled after the fire station at the south end of the town, with stucco elements, water table and some cypress outlookers. Because the building is so small, an eighteen-inch overhang with an outlooker element was added. A French door with a solid panel at the bottom will be the main entry and the two bathroom doors will be solid cypress wood with a small glazed element in the middle.

Mr. Bowser said the 10 feet X 30 feet steel post/canvas shade shelter was approved by the Town Council. The recreation director thought that a permanent structure would be more practical rather than having to remove the canvas in the event of a storm. He said they went beyond the Town Council authorization with the more substantial structure. The town manager agreed that they can bid the more substantial structure as an alternate, but they would not ask for a budget increase.

Mr. Marsh said a two-tiered hedge of buttonwood and ficus will be planted around the base of the tennis pro shop.

It was stated that the New England style cupola was not appropriate for Palm Beach, and that it looked like old restaurants. The green island ficus were felt to be adequate without a second hedge as it may interfere with the visibility to the tennis courts. It was felt that it

was more important to have a permanent structure than using cypress beams and the copper roofed cupola.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT TO ALLOW THE ARCHITECT EXAMINE THE CUPOLA SITUATION, TO COME UP WITH WHAT THEY FEEL WILL TAKE AWAY THE NEW ENGLAND LOOK AND TO CONSTRUCT A PERMANENT STRUCTURE.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore said that Town Council has only authorized the canvas structure. The Commission and the staff seem to agree that the permanent structure would be the one to recommend, but in the event the council does not approve it, he asked if the commission would require them to come back for approval of the canvas structure?

Mr. Shaw did not want to accept a temporary structure.

AMENDED MOTION BY MR. WIDEMAN TO ADD THE VERBIAGE “TO STRONGLY SUGGEST” *TO CONSTRUCT A PERMANENT STRUCTURE*, “IF THE TOWN COUNCIL WILL NOT FINANCE THAT STRUCTURE, THEN TO APPROVE THE METAL TUBULAR AND AWNING STRUCTURE THAT WAS PRESENTED.”

MOTION SECONDED BY MR. BELL.

ROLL CALL:

MR. WIDEMAN YES

MR. BELL YES

MR. ADAMS YES

DR. ROSENBERG NO

MR. SHAW NO

MR. HOFFMAN YES

MR. SCHULER YES

MOTION CARRIED 5-2.

Note for the record: The tennis pro shop was the only item on the project description and the only building on the plans.

B7-02 Demolition

Applicant: Dan Swanson
Address: 589 North County Road
Contractor: Addison Development
Project Description: Demolition of existing house

Mr. Schuler said he had a telephone conversation with the attorney regarding this project. Mr. Wheelock said he had been to the site.

Attorney Mora Ziska presented the project. She said the house was designed by Howard Major and was built in 1957 with a garage/guest suite and a cabana added later. She said the existing vegetation and perimeter landscaping will remain and the owner will sod seed and irrigate the lot within 90 days of demolition. The presentation did not include the preservation landscaping plan. The site has some beautiful trees on it and it was thought that a house could not be built without removing some of the trees. Ms. Ziska was unaware of the requirement of a vegetation plan indicating what vegetation will be removed and what vegetation will remain. It was requested that a water retention plan be presented with this project. It was asked to keep the existing driveway cuts and the street side landscaping maintained during demolition and into the construction process, or until a new driveway or a new landscaping plan in ready for review.

Mr. Wideman deplored the destruction of this lovely house and said it is one of the prettiest houses on this island. He hated to see this kind of architecture go down and another pseudo Mediterranean style go up.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED BASED ON THE FACT THAT ARCOM CANNOT DENY A REQUEST FOR DEMOLITION, SUBJECT TO THE SUBMISSION OF AN INVENTORY OF THE LANDSCAPING TO STAFF AND TO MAINTAIN ALL OF THE STREET SIDE LANDSCAPING AND WALLS DURING DEMOLITION. MOTION SECONDED BY MR. SHAW.

ROLL CALL:

DR. ROSENBERG YES
MR. SHAW YES
MR. BELL NO
MR. ADAMS YES
MR. WIDEMAN NO
MR. HOFFMAN YES
MR. SCHULER YES
MOTION CARRIED 5-2.

B8-02 Demolition

Applicant: Catherine M. Barrett
Address: 608 Island Drive
Contractor: GDI Contractors
Project Description: Demolish and remove wood frame pagoda.

Mr. Wheelock said he visited the site.

Property Owner Catherine Barrett said the pagoda was built in 1966 and it was designed by the architectural firm of Wyeth, King and Johnson. The pagoda has deteriorated beyond repair making it a hazard.

**MOTION BY MR. BELL TO APPROVE THE DEMOLITION.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

B9-02 Addition

Applicant: Joseph and Marilyn Seck
Address: 240 Queens Lane
Architect: SKA Architect and Planer
Project Description: Extend existing second story over an existing one story section.
Match windows, roof and all detailing.

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

Architect Jacquelyn Albarran explained that the proposal is to extend the second story over an existing one-story portion of the house. It will add a master suite, a small office and a second bedroom.

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

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A60-01 Fenestration Revisions

Applicant: Bill Walde
Address: 326 Seabreeze Avenue
Architect: Affiniti Architects
Project Description: Change at first floor, front fenestration and rear.

This project was deferred from the October meeting for restudy, deferred from the November meeting at the owner/builder's request and deferred from the December meeting for restudy.

Mr. Zukov, Mr. Bell, Mr. Schuler and Mr. Wheelock said they met with the owner and the architect. Mr. Hoffman said he met with the owner and the architect and visited the site.

Architect Benjamin Schreier presented a list of items which have been constructed in the field that vary from the original submission.

2. A second chimney has been added at the rear of the house. (Staff approved)
3. "S" tile was installed in lieu of a flat tile. (ARCOM approved).
4. Gutters and downspouts are shown on the plans.
5. The number of divided lights in the French doors were reduced from the original twelve divisions per door to eight divisions on the front doors and ten divisions on the rear doors.
6. The second floor doors are now 6'8" above the second finished floor instead of the 7'0" as originally shown.
7. The spacing of the brackets below the balconies on the front elevation were changed.
8. The second floor windows are at varying heights from the original drawing. They vary by plus or minus three inches vertically.
9. The front door was changed.
10. The transom glass above the French doors has a different division of glass than originally shown.
11. The second level rear balcony guard walls are 6" higher than the original drawing.
12. The oval decoration above the front door has been changed to a Herpel stone medallion.

Property owner William Walde addressed the Commission.

Mr. Schreier presented a plan "B" of the project, which most of the Commissioners preferred, showing a fan transom.

MOTION BY MR. BELL TO APPROVE PLAN "B" OF THE PROJECT AND PUT THE GUTTERS (DOWNSPOUTS) ON THE SIDES OF THE HOUSE, NOT ON THE FRONT OF THE HOUSE.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

A61-01 Landscape Lighting

Applicant: Westrend Development, Inc.
Address: 224 Barton Avenue
Architect: James M. Towery & Associates
Project Description: Landscape Lighting

The landscape and hardscape were approved at the October meeting. The landscape lighting was deferred from the October meeting for restudy and deferred from the November and December meetings as no one was present.

No one was present to represent the project

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A67-01 Landscaping

Applicant: Eliot I. and Ruth F. Snider
Address: 109 El Mirasol
Landscape Consultant: Armstrong Landscape Group, Inc.
Project Description: Chimney design, roof material samples and landscape plan.

The chimney and roofing material were approved at the November meeting and the landscaping was deferred for restudy. The architect requested deferral from the December meeting.

Mr. Armstrong asked to defer the project to the February meeting.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A68-01 Landscape & Hardscape

Applicant: One 50 Dunbar Road, Inc.
Address: 150 Dunbar Road
Landscape Consultant: Armstrong Landscape Group, Inc.
Project Description: New landscape and hardscape

This project was deferred from the December meeting for restudy.

There were no ex-parte communications disclosed.

After Landscape Designer Bruce Armstrong presented the project, it was suggested to add a cocoanut palm tree at the north west corner of the house. The issue of the soffit down lighting was discussed, and as it was not part of this application, the commissioners felt that the original architect should make the presentation.

**MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPE AND
HARDSCAPE AS PRESENTED WITH THE PROVISION TO ADD A
COCOANUT PALM TO THE PLAN.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

A69-01 Landscape & Hardscape

Applicant: Patty Dean and Park Miller
Address: 239 Tangier Avenue
Landscape Consultant: Armstrong Landscape Group, Inc.
Project Description: New Landscape and hardscape

This project was deferred from the December meeting for restudy.

Mr. Wheelock said he visited the site.

Landscape Designer Bruce Armstrong presented the project. The driveway was previously presented with chattahoochee stones which the commission thought was impractical. Now the proposed driveway material is Herple stones with either pressure treated wood or old Chicago Brick.

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

A71-01 Window Revisions

Applicant: Donna A. Ward
Address: 1564 South Ocean Boulevard
Architect: Patrick Seagraves
Project Description: Request approval of the existing cast stone window surrounds on the east elevation.

The attorney requested deferral from the December meeting.

This project was heard after item B2-02.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE FEBRUARY MEETING TO SEE THE "AS BUILT" DRAWINGS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A1-02 Landscape

Applicant: Robert P. Marschall
Address: 208 Garden Road
Architect: Mario Nievera
Project Description: Proposed landscape design

Mr. Wideman said he met with the landscape architect. Mr. Wheelock said he visited the site.

Landscape Architect Mario Nievera presented the project. The garage will be accessed from the alley with tie plants, oleanders, purple crihum and traveler palms screening the alley. Mr. Nievera stated that the site drainage was designed to be subsurface/underground.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO ADD TWELVE TO FOURTEEN FEET TALL TRAVELERS PALMS ON THE WEST SIDE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A2-02 Landscape & Landscape Lighting

Applicant: Mr. and Mrs. William Cooley
Address: 8 Windsor Court
Architect: Mario Nievera
Project Description: Proposed landscape design and landscape lighting plan.

Mr. Wideman said he met with the architect.

Landscape Architect Mario Nievera stated that an existing ficus hedge will be supplemented and allowed to grow. A site wall will continue around to the front of the property with a driveway entry gate.

MOTION BY MR. BELL TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE TREE IN THE NORTH EAST CORNER OF THE PROPERTY, TO REDUCE SOME OF THE LIGHTING ON THE FRONT AND SOME OF THE LIGHTING AROUND THE POOL AREA, AND TO SCREEN THE POOL HOUSE FROM THE SOUTH WEST CORNER OF THE PROPERTY.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A3-02 Landscape

Applicant: Tim Pappas
Address: 100 Everglade Avenue
Architect: Mario Nievera
Project Description: Proposed landscape design

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

Landscape Architect Mario Nievera said Cocoanut palms will be used at the front of the house. A seagrape hedge will be planted inside the property walls.

It was asked to add vegetation between the kitchen and the street and some small trees because the under plantings were not adequate. To complete the character of the street, it was asked to use the same type of palm trees, that are existing along the street, and to add another tree in the front. The garage court needed restudying to create more screening for the neighbors. The south property line was also thought to be lacking site screening.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE FEBRUARY MEETING FOR RESTUDY.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

A4-02 Landscape

Applicant: John Littlechild
Address: 131 East Inlet Drive
Architect: Morgan Wheelock Incorporated
Project Description: Landscape for new residence.

The architect requested deferral to the February meeting.
Mr. Wheelock declared a Conflict of Interest regarding this project.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE FEBRUARY MEETING.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

A5-02 Shutter Boxes

Applicant: Earl Hollis
Address: 330 Brazilian Avenue
Architect/Contr.: Eugene Pandula and Folding Shutter Corporation
Project Description: Installation of three roll down shutters; one on the rear of the building, facing south, covering French doors; two on the east side covering two bedroom windows; and windows facing the Brazilian Court Hotel.

Mr. Zukov said he visited the site.

Property Owner Earl Hollis presented the proposal. He stated that the windows had impact resistant glass, but wanted the shutters mainly for sound insulation.

The Commission objected to the fixed shutter boxes on this Mediterranean style building.

MOTION BY MR. HOFFMAN TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE IX, ARCHITECTURAL REVIEW AND PROCEDURE SECTION 5-387, A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE OF BEAUTY,

**QUALITY. AND C. THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN AND APPEARANCE, INFERIOR IN QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.**

VIII OTHER BUSINESS

Mr. Moore informed the commission that the town's attorney said that the projects seeking one year time extensions must be advertised. Therefore, a fee will be collected from the applicant.

It was asked to have the major ARCOM numbers listed when the final landscape plans come back for review.

The subject of project lighting, of buildings and landscaping, was discussed at this time. It was suggested to ask for a lighting plan for review at a later date. It was further stated that the lighting needs to be illustrated on the plans and when the Commission approves lighting, it should be approved subject to the final post installation adjustment.

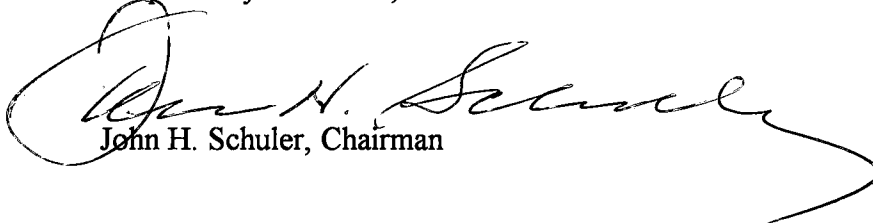
Subsequent discussion regarding site drainage took place at this time. Mr. Moore stated that the ordinance would have to be amended as the final drainage plan have to be submitted and approved by the engineer working for the Public Works Department prior to the issuance of the permit. The engineer will later do a site inspection to make sure the project is in compliance with the plans. It was stated that if the final drainage system is deemed not to work, it will change the landscape plan considerably.

IX ADJOURNMENT

**MOTION BY MR. BELL TO ADJOURN THE MEETING AT 3:42 P.M.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Review Commission will be held on February 27, 2002, beginning at 9:00 a.m.

Respectfully submitted,



John H. Schuler, Chairman

SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY. AND C. THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN AND APPEARANCE, INFERIOR IN QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE. MOTION SECONDED BY MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

Mr. Moore informed the commission that the town's attorney said that the projects seeking one year time extensions must be advertised. Therefore, a fee will be collected from the applicant.

It was asked to have the major ARCOM numbers listed when the final landscape plans come back for review.

The subject of project lighting, of buildings and landscaping, was discussed at this time. It was suggested to ask for a lighting plan for review at a later date. It was further stated that the lighting needs to be illustrated on the plans and when the Commission approves lighting, it should be approved subject to the final post installation adjustment.

Subsequent discussion regarding site drainage took place at this time. Mr. Moore stated that the ordinance would have to be amended as the final drainage plan have to be submitted and approved by the engineer working for the Public Works Department prior to the issuance of the permit. The engineer will later do a site inspection to make sure the project is in compliance with the plans. It was stated that if the final drainage system is deemed not to work, it will change the landscape plan considerably.

IX ADJOURNMENT

**MOTION BY MR. BELL TO ADJOURN THE MEETING AT 3:42 P.M.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Review Commission will be held on February 27, 2002, beginning at 9:00 a.m.

Respectfully submitted,

John H. Schuler, Chairman