



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
FRIDAY, DECEMBER 19, 2003
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:

Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member (arrived at 9:05 a.m.)
Leslie A. Shaw, Member
Lindley M.F. Hoffman, Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Veronica Close, Assistant Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

John H. Schuler, Chairman (excused absence)
Nikita Zukov, Member (excused absence)
Morgan Dix Wheelock, Alternate Member (excused absence)

Note: Mr. Strawbridge and Ms. Diver were voting members throughout the meeting.

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 21, 2003 MEETING.

MOTION BY MR. ADAMS TO APPROVE THE MINUTES.

MOTION SECONDED BY DR. ROSENBERG.

MR. HOFFMAN ABSTAINED.

MOTION CARRIED 6-1.

IV PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Vice-Chairman Wideman.

V SWEARING IN PERSONS TESTIFYING.

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

VI PROJECT DEFERRALS/REMOVALS

B73-03 Addition

Applicant: Marcie S. Stolof
Address: 120 Seagate Road
Architect: Bali Design Group
Project Description: Proposed two-story addition - single family residence / building - smooth stucco, roof - flat cement tiles, trim - precast (cream white) & smooth stucco, copper gutters pecky cypress shutters & garage door, aluminum railing (sage green), high impact windows (sage green).

This project was deferred from the September meeting for restudy and deferred from the October and November meetings at the attorney's request.

The attorney for the applicant requests deferral to the January meeting.

The motion relative to this project was made with B78-03 and B82-03.

B78-03 Additions SE22-03

Applicant: Biltmore Galleria, LLC
Address: 165 Bradley Place
Architect: Blue Minges
Project Description: Update buildings with an added arcade, drive through and an entry canopy.

This project was deferred from the October and November meetings at the applicant's request. The attorney requests deferral to the January meeting.

The motion relative to this project was made in conjunction with items B73-03 and B82-03.

B82-03 New Residence V42-03

Applicant: 615 North Lake Trail (aka Crest Road)
Address: Richard Richman
Architect: Bridges, Marsh and Carmo
Project Description: New two-story Colonial residence.

This project was deferred from the October, November and December meetings at the architect's request. The architect requests deferral to the January meeting.

MOTION BY MR. SHAW TO REMOVE PROJECT NUMBERS B73-03, B78-03 AND B82-03 FROM THE AGENDA.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B86-03 Demolition, New Residence and Landscaping

Applicant: 11 Via Vizcaya
Address: 11 Via Vizcaya
Architect: Dailey Janssen Architects
Project Description: Demolition of existing one-story residence and construction of a new two-story residence, pool, hardscaping and landscaping.

The attorney for the applicant requests withdrawal of this project.

MOTION BY MR. SHAW TO REMOVE THE PROJECT NUMBER B86-03 FROM THE AGENDA.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B87-03 New Residence and Landscaping SE26-03

Applicant: 10 Via Vizcaya
Address: 10 Via Vizcaya
Architect: Dailey Janssen Architects
Project Description: Construction of a new two-story residence, pool, hardscaping and landscaping.

The demolition was approved at the November meeting. The attorney for the applicant requests deferral to the January meeting.

The motion relative to this project was made along with item #B88-03.

B88-03 New Residence and LandscapingSPR7-03

Applicant: 13 Via Vizcaya
Address: 13 Via Vizcaya
Architect: Dailey Janssen Architects
Project Description: Construction of a new two-story residence, pool, hardscaping and landscaping.

The attorney for the applicant requests deferral to the January meeting.

MOTION BY MR. ADAMS TO DEFER THE PROJECT B87-03 AND B88-03 TO THE JANUARY MEETING.

MOTION SECONDED BY MR. HOFFMAN

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

None

C. NEW BUSINESS - MAJOR PROJECTS

B92-03 Additions SPR1-04

Applicant: Heart of Palm Beach Hotel, LLC
Address: 160 Royal Palm Way
Architect: The Lawrence Group Architects
Project Description: Addition of third floor to two-story east building. Addition of basement parking garage.

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

Architect Eugene Lawrence presented the addition proposal and stated that it will tie the additions that had been done over the years together. He advised that they were presenting this project to ARCOM in advance of the Town Council's review for zoning approval. Ms. Close informed the Commission that this would be their opportunity to review the architecture and how it relates to the variance request. As well, if they see some modifications to the architecture that could be made to reduce or eliminate the variance request, this would be their opportunity to do so. Attorney James Brindell, representing the applicant, commented that they are requesting a variance for overall building height for an additional story and a variance to expand a non-conforming structure with a second story. It was thought that the building looked like a 1950's motel and that now would be a good time to change the style. Mr. Strawbridge disagreed. He thought it would be a mistake to bring this project in line architecturally with the other buildings

on the block because it gives a little bit of counterpoint in contrast.

MOTION BY DR. ROSENBERG TO APPROVE THE STYLE THE ARCHITECTURAL DESIGN, THE CONCEPT OF THE ADDITION, HOWEVER IT IS THE RECOMMENDATION OF THIS COMMISSION THAT THE NORTH ELEVATION BE STUDIED WITH THE SPECIFIC GOAL TO IMPROVE UPON THE ARCHITECTURAL DESIGN TO BE IN KEEPING WITH THE QUALITY OF THE ARCHITECTURE THAT IS ON THAT STREET AND TO CONTINUE THE MANSARD ROOF AROUND THE ENTIRE THIRD FLOOR OF THE BUILDING.

MOTION SECONDED BY MR. HOFFMAN.

MR. SHAW OPPOSED.

MOTION CARRIED 6-1.

B93-03 Additions SPR2-04

Applicant: Ajit Asrani
Address: 215 Brazilian Avenue
Architect: The Lawrence Group Architects
Project Description: Expand building area by a 4-story addition - east side. Renovate to include a 90-seat function room, relocate existing bar and 44 seat dining room. Add exercise room, business center, laundry/storage area, kitchen and management office. Redesign and relocation swimming pool and deck & reconfigure off-street parking lot. Increase parking from 24 to 36, plus 6 valet spaces.

There were no ex parte communications disclosed regarding this project.

Architect Eugene Lawrence presented the neoclassical style renovation and noted that the building will be widened with an addition to the east side. Additional changes to the building include balconies and two-story pilasters.

Mr. Hoffman commented that the new addition and the south facade did not appear compatible with each other. He suggested adding an element, such as a pediment, to tie the two facades together. His observation of the east facade was, a very long continuing row of walls and balconies.

Mr. Adams thought the neoclassical style was going in the right direction, but needed further review.

Dr. Rosenberg was pleased with updating this building and agreed it needed further study.

Mr. Shaw disliked the proposal. He felt the original Art Deco style of the building should remain

and be updated as it was done in South Beach. He requested screening the view of the ground parking lot from the building.

Mr. Strawbridge perceived this project as flashy for this neighborhood, but thought it was a good attempt in mass and shape.

Ms. Diver noticed that the stair tower on the south facade appeared blank compared to the rest of the building. She disliked the alternating oval and triangular over-window treatments.

Mr. Wideman felt the eastern facade was overwhelming having several pediments elements.

Ms. Close informed the Commission that the proposal before the Town Council was for total demolition and new construction in the present footprint.

Attorney James Brindell, representing the applicant, stated they wish to demolish the building 50% at a time. He explained that they put the option of demolition in the zoning application because it is usually discussed at these meetings.

Attorney Randolph commented that if they demolish and rebuild the building, it may be a whole new presentation because the commission would not be limited in their review, they would have more flexibility in regard to the proposal.

Mr. Moore announced that this proposal was for remodel only and that demolition was not asked for in this application.

Attorney Raymond Royce, representing the Brazilian Condominium next door, remarked that the fourth floor addition would block the condominium's views to the east. He wanted it noted for the record that the Brazilian Condominium Association opposed the height variance.

MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE JANUARY MEETING FOR RESTUDY BASED ON THE COMMISSION'S SUGGESTED COMMENTS.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B94-03 Addition

Applicant: Howard M. Rudolph
Address: 2253 Ibis Isle
Architect: Smith and Moore Architects
Project Description: New two-story addition to existing one-story residence

Mr. Shaw said he spoke to the neighbor regarding this project. Mr. Wideman, Mr. Hoffman and Mr. Adams said they met with the architect.

Architect Jon Moore introduced his associate Peter Papadopoloulos and presented the project. He explained that existing house is a one-story Bermuda style and they propose a second story addition to the center of the house leaving two one-story wings. The building colors will be Sunset Pink walls, Oceanic Teal shutters, white concrete tile roofing and white trim. The aluminum shutters will flank the wood clad casement, impact resistant windows. He pointed out that there is an existing ficus hedge around 3/4 of the property. In addition, 20' high eureka hedging and cocoanut palm trees will be planted on either side of the new two-story area. The circular driveway will be removed and replaced with a central entry, with two seagrape trees on either side, leading into a motor court. Mr. Papadopoloulos stated that no variances are required for this project. Mr. Shaw said that when he met with the neighbors, they were concerned that the two windows on the front elevation would interfere with their privacy. Architect Moore responded with a site plan study and indicated that the neighbors are catacorner across the street. In addition, he presented photographs taken from eye level of the proposed second story and noted that there will be no view of the neighbor's private outdoor areas. Mr. Shaw agreed that the problem could be resolved with landscaping. Ms. Diver thought the two shuttered windows on the front were positioned a bit too high.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT AS PRESENTED AND SUBJECT TO BRINGING THE LANDSCAPING BACK TO THE COMMISSION FOR APPROVAL.

MOTION SECONDED BY DR. ROSENBERG.

Barbara and Richard Brown, 2243 Ibis Isle Road, stated that they were concerned that the new addition would invade their privacy. Architect Moore noted the heavy vegetative screening proposed for their side of the property. Property Owners Mr. and Mrs. Rudolph responding to suggestions of deed restrictions, stated that it would not be necessary as they plan to keep the vegetation that will be planted.

MOTION CARRIED UNANIMOUSLY.

B95-03 New Residence

Applicant: Janina Radtke
Address: 211 Tangier Avenue
Architect: SKA Architect + Planner
Project Description: Construction of new two-story Mediterranean style home.

There were no ex parte communications disclosed regarding this project. Architect Pat Seagraves asked for a one-year extension of the project that had been previously approved. He indicated that the owner should be ready to start construction in March, 2004.

MOTION BY MR. SHAW TO APPROVE THE PROJECT FOR AN ADDITIONAL SIX MONTHS.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B96-03 Slat House

Applicant: Hugh Davis
Address: 218 Kenlyn Road
Architect: Smith Architectural Group
Project Description: Addition of slat house at rear of property, pool and landscaping.

There were no ex parte communications disclosed regarding this project. Architect Don Kino and Landscape Designer Keith Williams presented the project to the Commission. Mr. Kino said that two lots were tied together and that additional staff parking, a pool and an open pool Pavilion will be added to the extra lot. Mr. Williams commented that most of the landscaping was existing.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B97-03 Demolitions and New Residence

Applicant: Mr. and Mrs. Francis A. LeCates, Jr.
Address: 212 Seabreeze Avenue
Architect: SKA Architects + Planner
Project Description: Demolition of two existing residences located at 212 Seabreeze Avenue and 200 South County Road and construction of new two-story Mediterranean style home to be approximately 7,300 square feet.

Mr. Shaw said he received a telephone call from the architect, but did not speak with him. Dr. Rosenberg, Mr. Wideman, Mr. Hoffman, Mr. Adams said they met with the architect and reviewed the plans.

Architect Pat Seagraves reported that the house at 200 South County Road is in fair condition, it was built in 1953 and designed by Architect George Davis. The house located at 212 Seaspray Avenue was built by Butler construction Company in 1953 and designed by Architect/Engineer Gus Schmid. He noted that the house was in good condition.

MOTION BY MR. ADAMS TO APPROVE DEMOLITION OF THE HOUSE LOCATED AT 200 SOUTH COUNTY ROAD AND THE HOUSE LOCATED AT 212 SEABREEZE AVENUE WITH THE CONDITION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 90 DAYS.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

Mr. Seagraves presented the Mediterranean style replacement house proposed for the two lots. He explained that the two-story section of the house will gradually step back from the street. It will be located on the lot to maximize the rear yard area. Mr. Frank indicated that the style was more contemporary with some Mediterranean details. Mr. Seagraves replied that the building materials will be true to the style with cypress wood rafter tails, cast stone columns and full clay barrel tile roofing. The Commissioners thought that this proposal was similar to the other homes in the neighborhood. Mr. Seagraves agreed to eliminate the sidelites on both sets of french doors at the second floor.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO ELIMINATE THE SIDE LITES ON THE WINDOWS ON THE SOUTH FACADE, UPPER FLOOR.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

D. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None

E. NEW BUSINESS - MINOR PROJECTS

A39-03 Facade Alteration, Loggia and Veranda

Applicant: William Yahn
Address: 211 Garden Road
Architect: RWB Architecture
Project Description: Exterior facade alteration at entry and windows using decorative columns and window surrounds consistent with Georgian style. Interior renovation and rear covered loggia and veranda.

Mr. Hoffman said he met with the architect and reviewed the plans.

Architects Rick Bremmer and Juan Linares presented the remodeling project. The Commission agreed that the existing house was an informal island style and did not have the characteristic of the formal Georgian style that was proposed.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JANUARY MEETING FOR RESTUDY.

Property Owner William Yahn stated that he did not want an informal Bermuda style house and questioned whether or not it would be worth trying to change it into something more grand. He was advised to take another look at it.

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

A40-03 Sculptures

Applicant: Howard Gittis
Address: 200 Via Palma
Architect: The Lawrence Group Architects
Project Description: Instal two sculptures of trees approximately 9'0" in height on the east side of the property within the setbacks in the attached site plan.

Architect Eugene Lawrence presented photographs of sculptures resembling trees.

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

VIII OTHER BUSINESS

There was no other business to be heard.

IX ADJOURNMENT

The meeting was adjourned at 11:59 a.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on Wednesday, January, 28, 2004.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. Wideman", followed by a large, stylized flourish that extends to the right.

Floyd Wideman, Vice-Chairman