

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION

FRIDAY DECEMBER 17, 2004

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

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Eric Adams, Member
Marvin Rosenberg, Member (arrived at 9:04 a.m.)
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV. APPROVAL OF THE MINUTES FROM THE NOVEMBER 19, 2004 MEETING.

MOTION BY MR. WHEELOCK TO APPROVE THE MINUTES.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

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

VI PROJECT DEFERRALS/REMOVALS

B25-04 New Residence V20-04

Applicant: 171 Royal Poinciana, LLC
Address: 171 Main Street
Architect: Shibao International Corporation
Project Description: Construction of a new single family residence

This project was deferred from the April, September, October and November meetings at the architect's request. It was deferred from the May and June meetings at the staff's recommendation and deferred from the July and August meetings for further review. Demolition was approved at the August meeting. Staff recommended deferral to the January meeting.

B92-04 Renovation

Address: 153 Kings Road
Applicant: Mr. and Mrs. Bernstein
Architect: SKA Architect + Planner
Project Description: Renovation of existing two-story Regency style home.

The architect requested deferral to the January meeting.

B98-04 New Residence

Address: 1900 South Ocean Boulevard
Applicant: Lake Worth View Limited Partnership
Architect: Portuondo Perotti Architects
Project Description: Construction of new Mediterranean style residence.

The architect requests deferral to the January meeting.

MOTION BY MR. SHAW TO DEFER PROJECTS B25-04, B92-04, B98-04 AND A35-04 TO THE JANUARY MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects

B95-04 Addition SP15-04

Address: 247 Worth Avenue
Applicant: Jane B Holzer
Architect: The Lawrence Group
Project Description: Addition of a partial second floor, 1700 square feet over the first floor of approximately 1258 square feet. Materials, height, colors are compatible with the existing building. Existing retail use is unchanged.

Mr. Wheelock said he visited the site.

Architect Eugene Lawrence proposed adding 1,700 square feet to the second floor of the existing building. He said the larger mass will be set back so that it will not be seen from the street. The variance request is for an elevator and a bridge of stairs at the rear of the building. The building will have white stucco, white awnings, and dark colored window frames.

The Commission had opposing opinions relative to the impact the addition will have on Worth Avenue. Because the court yard area is already congested, it was suggested adding the elevator to the existing interior space of the building. The white building with white awnings was perceived as "very plain."

MOTION BY MR. ADAMS THAT THE COMMISSION HAS NO OBJECTION TO THE VARIANCE REQUEST ESTABLISHING A SECOND STORY, BUT THE COMMISSION WOULD LIKE TO SEE FURTHER ARCHITECTURAL PLANS AND DRAWINGS.

MOTION SECONDED BY MR. SHAW.

Under discussion, it was noticed that the Worth Avenue Design Guidelines needed to be addressed.

AMENDED MOTION BY MR. ADAMS TO INCLUDE IN THE MOTION THAT THE ELEVATOR BE WITHIN THE BUILDING RATHER THAN ON THE OUTSIDE OF IT. AMENDED MOTION ACCEPTED BY MR. SHAW. MOTION CARRIED UNANIMOUSLY.

B96-04 Addition V5-2005

Address: 583 North Lake Way
Applicant: Michael and Cheryl Minikes
Designer/Architect: Laberge & Menard/Mike Johnson
Project Description: One-story addition to existing one-story residence

There were no ex parte communications announced regarding this project.

Architect Michael Johnson introduced Project Designer Daniel Menard and turned the presentation over to him. Mr. Menard explained that the proposed addition will require a larger angle of vision. As a result, a variance is requested. He mentioned that this project came before the commission a few months ago for an exterior renovation. The owners now request changing the roof line.

Attorney Maura Ziska explained that a trellis/loggia area will be removed and 137 square feet of living space will be added.

The Commission felt that the granting of this project would have a negative effect on the architecture. It was remarked that this proposal was pushing the envelope on an already large house.

**MOTION BY MR. WHELOCK THAT THE COMMISSION FINDS NO
ARCHITECTURAL JUSTIFICATION FOR GRANTING THE VARIANCE.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

VIII PROJECT REVIEW

B74-04 New Residence

Applicant: West Group Residential, LLC
Address: 1451 North Lake Way
Architect: Robert L. Bell
Project Description: Construction of new two-story Mediterranean style residence.

Demolition was approved and the new construction was deferred for restudy at the September and November meetings. The project was deferred from the October meeting at the architect's request.

Mr. Adams said he met with the architect. Mr. Zukov said he met with the owner and the architect, and visited the site.

Architect Robert Bell presented revised plans of the proposed residence. He indicated that the house was reduced in size which reduced the angle of vision from both streets.

The Commission agreed that the architecture was very plain, especially on the front facade. The twenty-four feet wide driveway opening would expose too much paving on North Lake Way. Therefore, a crescent shape driveway was suggested. A window in the closet and some stone work or decoration was suggested to improve the plainness of the front facade.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE JANUARY MEETING TO RESTUDY THE FRONT ELEVATION.

MOTION SECONDED BY MR. WHEELLOCK.

MR. FELDKAMP OPPOSED.

MOTION CARRIED 6-1.

B80-04 New Residence

Applicant: Francis and Agnes Conroy
Address: 201 Kenlyn Road
Architect: Garcia, Brenner, Stromberg Architecture
Project Description: Construction of a new two-story CBS house.

This project was deferred from the October meeting to address building code issues, and deferred from the November meeting for restudy.

Mr. Wheelock said he visited the site.

Architect Peter Stromberg presented color elevation drawings of the revised project. He indicated that the house was made smaller by eliminating one bedroom and lowering the height of the roof.

The Commission felt that the architect did a very nice job revising the project.

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

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

B79-04 New Residence

Applicant: Kathrynes Corp.
Address: 209 Mockingbird Trail
Architect: Robert L. Bell
Project Description: Construction of a new two-story Mediterranean style residence.

The Demolition was approved at the October meeting. The new construction was deferred for restudy at the October and November meetings for restudy.

Ex parte communications were disclosed at the last meeting.

Architect Robert Bell said he addressed the Commission's comments by revising the french doors, adding decorative railings, and narrowing the entry.

The architect was asked to use larger lanterns at the front entry.

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

B86-04 Addition

Applicant: Mr. and Mrs. Bruce and Leigh Failing
Address: 221 El Bravo Way
Architect: SKA Architect + Planner/Jacqueline Albarran
Project Description: Revisions to a previously approved addition and renovation consisting of a new front entry and a smaller one-story addition of the west side of the structure. All detailing to match the existing.

The architect requested project deferral from the October and November meetings.

Ms. Diver and Mr. Wideman said they met with the architect and reviewed the plans. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Architect Jackie Albarran stated that the house does not have an entry feature. The proposed addition will have a gable roof to match the existing gables on the house. However, the gable roof will be in the vertical angle of vision, which will require a variance.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B91-04 New Residence

Address: 201 Via Linda
Applicant: Mr. and Mrs. Bruce Failing
Architect: SKA Architect + Planner
Project Description: Construction of new two-story Bermuda style home with a cabana to be approximately 5,800 square feet.

The demolition was approved and the new construction was deferred for restudy at the November meeting.

Mr. Youchak, Ms. Diver, Mr. Wideman and Mr. Adams said they met with the architect. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Architect Pat Seagraves made changes to the proposed project by moving it forward on the lot, and reducing the size by 300 square feet. His sample board indicated that the stucco building will be light gold with white windows, doors and shutters.

The architect was asked to take photographs of the sample board and submit them to town staff for the record. He was complimented on the way he reduced the impact of second story by increasing the height of the first story.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B93-04 Demolition

Address: 271 La Puerta Way
Applicant: Leo Balestrieri
Architect: Paul Charette Architecture
Project Description: Remove existing two-story residence and pool.

No one was present when the project was called.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JANUARY MEETING.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.**

B94-04 Demolition

Address: 110 Angler Avenue
Applicant: Eileen Morris
Designer: R.E. Townsend & Associates
Project Description: Demolition of an existing 1953 Ranch style house with detached garage.

Ms. Diver said she met with the owner and the architect. Mr. Adams said he met with the owner. Mr. Wheelock said he met with the owner and the architect, and visited the site.

Designer Bob Townsend reported that the 2,230 s. f. house was designed by Architect Dillard Duff in 1953. He was unaware of any historical value that the house may have.

Landscape Architect Rayworth Wall indicated that a seagrape hedge and a fox tail palm will remain on the site after demolition.

**MOTION BY MR. ZUKOV TO APPROVE THE DEMOLITION WITH THE
PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B97-04 New Residence

Address: 241 Fairview Drive
Applicant: Mr. and Mrs. Leonard Rogers
Designer: MPerry Design, Inc.
Project Description: New two-story Mediterranean style residence.

Dr. Rosenberg and Mr. Zukov said they met with the designer.

Designer Michael Perry presented a Mediterranean style home with clay barrel tile roofing material, cast stone watertable, and cast stone window surrounds. The two-story house will have one-story wings on the east and west sides.

The commission agreed that this two-story house, with the vast amount of cast stone, would be too massive for the street. Also, the Mediterranean style was too dissimilar for the neighborhood. A redesign the site plan was suggested to reorient the front loading garage to the side of the house. It was also commented that the architecture of the house was too overbearing and the landscaping was too formal for Fairview Drive.

Note for the record; the architect for this project is Ames Bennett.

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

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A34-04 Landscape, Hardscape & Landscape lighting

Address: 162 Dolphin Road
Applicant: Mr. and Mrs. Verrick Foster
Landscape Architect: Mark Henegan
Project Description: Landscape, hardscape and landscape lighting.

This project was deferred from the November meeting.

Landscape Architect Mark Henegan proposed a circular driveway and a curving site wall for the property.

It was thought that the proposal had unnecessary hard surfaces and that too much vegetation was being proposed for the front of the property. It was also stated that the swimming pool has been built, but it was not part of the original ARCOM approval.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore reminded the Commission of the town's zoning codes that require a certain amount of xeriscape plant material, as outlined in the South Florida Water Management's "Xeriscape Plant Guide II."

D. NEW BUSINESS - MINOR PROJECTS

A36-04 Landscape & Hardscape

Address: 279 Colonial Lane
Applicant: Licino and Doris Cruz
Landscape Architect: A. Grant Thornbrough
Project Description: Landscape and hardscape

Landscape Architect Richard Yasko proposed an old Chicago Brick driveway and Euro crema

marble for the walkways and swimming pool deck.

The amount of hardscape was an issue for the Commission. They thought the project could be redesigned to allow more greenspace.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JANUARY MEETING.

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

A37-04 Landscape & Hardscape

Address: 1530 North Lake Way
Applicant: Malcolm Gefer and Katherine Kirk
Landscape Architect: Morgan Wheelock, Inc.
Project Description: Final landscape and hardscape.

Mr. Wheelock had a conflict of interest regarding this project in which he had previously declared.

Landscape Architect Don Skowron presented a streetscape drawing of the planting at the main driveway. He proposed two, twenty-five-foot seagrape trees to anchor the front facade and to aid in the screening of the garage doors from the street.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE JANUARY MEETING AND TO TAKE IN CONSIDERATION THE DIFFERENTIATION FOR HADSCAPE THAT WAS ASKED FOR, AS WELL, TO PAY ATTENTION TO THE XERISCAPE REQUIREMENTS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

IX OTHER BUSINESS

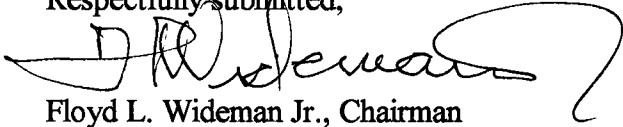
Mr. Frank presented photographs of an existing building on Royal Palm Way and pointed out why it was an example of bad architecture.

X ADJOURNMENT

The meeting was adjourned at 12:20 p.m.

The next meeting of the Architectural Review Commission will be held on Wednesday, January 26, 2005.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. L. Wideman Jr.", with a large, stylized flourish at the end.

Floyd L. Wideman Jr., Chairman