

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
FRIDAY, NOVEMBER 19, 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 (arrived at 9:03 a.m.)
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member (arrived at 9:02 a.m.)
William P. Feldkamp, Member
William J. Strawbridge Jr., Alternate Member (arrived at 9:02 a.m.)
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Timothy M. Frank, Planning Administrator
Paul Castro, Zoning Administrator
Gretchen Dayton, Secretary

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV APPROVAL OF THE MINUTES FROM THE OCTOBER 27, 2004 MEETING.

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

V PROJECT DEFERRALS/REMOVALS

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 has requested project deferral from the October and November meetings.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VI TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

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 and October 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.

Mr. Frank informed the Commission that this project was deferred from the Town Council meeting for further review of the variance request.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

VII PROJECT REVIEW

B45-04 Renovation

Applicant: Ms. Betty Marcus
Address: 217 Tradewind Drive
Architect: SKA Architects + Planner
Project Description: Renovation of existing single story residence and addition of a second story.

This project was deferred from the June, September and October meetings at the architect's request, and deferred from the July and August meetings for restudy.

Ms. Diver, Mr. Feldkamp and Mr. Adams said they met with the architect and reviewed the plans. Mr. Shaw said he received a telephone call from the architect. Mr. Wheelock and Mr. Zukov said they met with the architect and visited the site.

Architect Pat Seagraves presented a sample of the windows that will be used in this project. The window frames will be mahogany wood, clad in copper, and have impact glass.

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

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 meeting. The project was deferred from the October meeting at the architect's request.

Mr. Shaw received a telephone message from the architect. Mr. Adams and Mr. Zukov said they met with the architect. Mr. Wheelock said he met with the architect and suggested that he photograph the sample board and submit with it the ARCOM package. He also met with the owner and visited the site.

Note: the project description was changed from new construction to renovation.

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Property Owner Mark Lowham introduced himself to the Commission.

Architect Robert Bell noted that changes were made to the driveway configuration. Also, the exterior staircase was removed and the outlookers were replaced with a horizontal banding. He presented three different front entry options.

After further review of the proposal, Mr. Castro noticed that the roof overhangs may be in the angle of vision, and that the setback for a two-story building did not meet the code.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B80-04 Demolition and New Residence

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

This project was deferred from the October meeting to address building code issues.

Mr. Wheelock and Mr. Adams said they visited the site.

Architect Peter Stromberg presented the demolition proposal for the house that was designed by George Vatow in 1955.

MOTION BY MR. ADAMS TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Mr. Stromberg proposed a new home in an Island style. The building materials will include flat concrete roofing, in a blend of blue/green colors, and white smooth stucco building walls.

The architecture was well received by the commission, but it was commented that height of the building was too dissimilar for a neighborhood of one-story homes. It was suggested lowering the roof lines to reduce the mass of the house. The architect was asked to restudy the small window to the right of the front door, and to recess the library element.

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Wayne Dimm, 211 Kenlyn Road, requested planting of hedges along the rear of the property for screening.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING TO PRESENT SAMPLE BOARDS, TO MOVE THE LIBRARY ELEMENT BACK, AND TO GIVE ATTENTION TO THE SMALL WINDOW UNDER THE STAIRCASE ON THE FRONT FACADE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B79-04 New Residence

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

At the October meeting, the demolition was approved and the new building was deferred for restudy.

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

Architect Robert Bell indicated that the driveway was changed to pavers with grass inserts. The bathroom window was lined up with the other windows. The second floor banding was removed, and the entry feature was simplified.

It was commented that the architecture was very plain, unbalanced, and the double entry doors were overpowering. Mr. Bell responded, the owner's preference is having two entry doors.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE DECEMBER MEETING FOR RESTUDY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B82-04 Demolition, New Residence, Landscape & Hardscape

Applicant: Castledown, LTD
Address: 241 Jungle Road
Architect: Thomas M. Kirchhoff
Project Description: New two-story Georgian residence and one-story cabana. New pool, hardscape and preliminary landscape.

The project was deferred from the October meeting at the architect's request.

No one was present when the project was called to the table.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. ZUKOV.

Architect Thomas Kirchhoff was present at this time.

MR. WHELOCK WITHDREW HIS MOTION AND MR. ZUKOV WITHDREW HIS SECOND.

Mr. Frank noted for the record, that the demolition was overlooked in the original ARCOM application.

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

Mr. Frank read letters from Attorney Edward J. Faneuil, representing Alfred and Gilda Slifka, 247 Jungle Road. The first letter was dated October 25, 2004, requesting that the new home be setback 30 yards on the west side of the property. The second letter, dated November 17, 2002, asked that the house be moved three feet to the east, to abandon the driveway plan, and that the east side of the project be heavily landscaped.

Architect Thomas Kirchhoff said they negotiated with the neighbor's representative Bill Deitz to move the house three feet to the east, extend the landscaping buffer, and to keep the connection driveway. He referred to two other letters of agreement which are attached to and made part of these minutes.

Mr. Kirchhoff stated that the original intention of this project was to remodel the house, but after exploring the idea, they decided there was nothing worth saving. The replacement house will reproduce the original Clarence Mack design.

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Landscape Architect Bert Krebs reported that the existing 50' X 50' ficus trees on the east property line, and the hedge along Jungle Road will remain on the site.

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

Architect Thomas Kirchhoff indicated that a cabana building will be centered on the swimming pool courtyard and that it will be located at the front of the property. Mr. Kirchhoff agreed to remove the parapets on the roof after Mr. Castro pointed out that they do not meet the zoning codes.

Mr. Krebs explained that extensive landscaping of eureka palms will be planted for screening of the power poles along the rear property line.

The architects were urged to reduce the hard surface on the property and to place the utilities underground. Mr. Kirchhoff was complemented on the classic Georgian style of architecture.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO BRING THE FINAL LANDSCAPE AND HARDSCAPE PLANS BACK TO THE COMMISSION.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B84-04 New Residence

Applicant: Malcolm Geffer and Katherine Kirk
Address: 1530 North Lake Way
Architect: Michael Graves and Associates
Project Description: Demolition of existing two-story residence and pool. Construction of new two-story Spanish style residence.

Demolition was approved at the October meeting and the new construction was deferred to address building code issues.

Mr. Wheelock left the dias during this presentation. He had previously declared a conflict of interest at the October meeting.

Architect John Diebboll indicated that the code issues were resolved by redesigning the garage layout. He presented simplified elevations of the contemporary style home and indicated that the coquina stone will be replaced with smooth stucco to further simplify the project.

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

B85-04 New Residence

Applicant: Tim and Blair Givens
Address: 278 La Puerta Way
Architect: Blue Minges
Project Description: Construct a new two-story Colonial style residence.

This project was deferred from the October meeting for restudy.

Mr. Wheelock said he visited the site.

Responding to the Commission's comments from last month's meeting, Architect Blue Minges presented revisions of the window muntins and the french doors. Mr. Minges, assured the commission that the property wall railings will match the railings on the house.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE PROVISION
TO MODIFY THE GARAGE FENCE.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Mr. Castro informed the architect that the garage wall was in the front yard set-back.

B. NEW BUSINESS - MAJOR PROJECTS

B89-04 Demolition

Address: 253 South Woods Road
Applicant: Mr. and Mrs. Stanley G. Mortimer, III
Architect: SKA Architect + Planner
Project Description: Demolition of existing single-story residence.

Ms. Diver and Mr. Feldkamp said they met with the architect. Mr. Wheelock said he visited the site. Mr. Zukov said he met with the architect and visited the site.

Architect Pat Seagraves proposed demolition of the existing house that designed by Ginocchio & Spina in 1975.

Landscape Designer Mario Nievera presented a plan indicating the landscaping that will remain

on the site.

**MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND TO ERECT A SIX FOOT HIGH SCREEN FENCE DURING CONSTRUCTION.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B90-04 Demolition & New Residence

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

Ms. Diver, Mr. Feldkamp and Mr. Adams said they met with the architect and reviewed the plans. Mr. Wheelock said he went to the site. Mr. Zukov said he met with the architect and visited the site.

Architect Pat Seagraves asked to extend the previous approval of this project for six months.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT FOR AN ADDITIONAL SIX MONTHS.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

B91-04 Demolition and New Residence

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

Mr. Frank read a letter from William Guttman, 216 West Indies Drive, requesting screening of his property with a ficus hedge.

Ms. Diver, Mr. Feldkamp and Mr. Adams 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.

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Architect Pat Seagraves read the demolition report which indicated that the house was built in 1952 by Architect/Contractor Arthur Weeks.

Mr. Frank read a letter from Christopher Layman, 201 Plantation Road, opposing a two-story home at this location.

MOTION BY MR. ADAMS TO APPROVE THE DEMOLITION WITH THE PROVISION THAT THE HEDGE ON THE SOUTH SIDE OF THE PROPERTY BE MAINTAINED THROUGH CONSTRUCTION AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Architect Pat Seagraves presented a street scape drawing of the proposed two-story home with existing one-story homes on either side of it. He indicated that only one other two-story home was in this neighborhood. He said the neighbor's concern of privacy has been addressed with the planting of a hedge at the corner of the rear property line.

William Guttman, 216 West Indies Drive, requested that a 14-foot high hedge be planted for adequate screening of this two-story home from his property. As well, he requested having a covenant running with the land to assure the maintenance of this hedge. He also remarked that this proposal was too dissimilar for the neighborhood.

It was commented that the house was too big, too massive and too different, thus destructive to the neighborhood. It was explained that the Commission's hands are tied regarding the size of buildings which have been legislated by the town's zoning ordinance. The possibility of reorienting the house, and/or moving it forward on the lot for a larger rear yard was discussed.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE DECEMBER MEETING FOR RESTUDY AND TO PRESENT A SITE PLAN SHOWING THE NEIGHBORING PROPERTIES IN RELATION TO THIS PROJECT.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A22-04 Landscape & Lighting

Applicant: Luxwood Enterprise Limited
Address: 4 La Costa Way
Contractor: Bob Palmer
Project Description: Landscape & Security lighting

This project was deferred from the July, August and October meetings for restudy.

Mr. Wheelock said he visited the site.

Lighting Consultant Don Collier presented the lighting proposal.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MR. ZUKOV OPPOSED.
MOTION CARRIED 6-1.**

A27-04 Landscape, Hardscape & Site Lighting

Applicant: Ms. Dana Hammond
Address: 395 North Lake Way
Landscape Designer: Mario Nievera Design
Project Description: Landscape, Hardscape & Landscape Lighting

This project was deferred from the August and October meetings at the designer's request. It was deferred from the September meeting to restudy the hardscape.

Landscape Designer Mario Nievera proposed a cast stone with brick driveway and motorcourt.

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

D. NEW BUSINESS - 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.

No one was presented when this project was called to the table.

MOTION BY MR. WHELOCK TO DEFER THE PROJECT TO THE DECEMBER MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VII OTHER BUSINESS

Mr. Wheelock suggested that photographs of the presentation sample boards be submitted with the approved ARCOM drawings.

MOTION BY MR. WHELOCK TO REQUIRE PHOTOGRAPHS OF THE APPROVED SAMPLE BOARDS TO BE SUBMITTED WITH THE ARCOM PLANS.

THAT ARE PRESENTED AT THE TIME THE ARCOM APPROVAL IS

MOTION SECONDED BY MR. ADAMS.

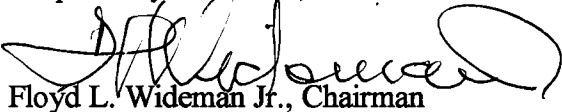
MOTION CARRIED UNANIMOUSLY.

VIII ADJOURNMENT

The meeting was adjourned at 12:50 p.m.

The next meeting of the Architectural Review Commission will be held on Friday, December 17, 2004.

Respectfully submitted,


Floyd L. Wideman Jr., Chairman