



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY, OCTOBER 22, 2003
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

The meeting was called to order at 9:02 a.m.

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
Morgan Dix Wheelock, Alternate Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
Robert L. Moore, Director Planning, Zoning & Building
Veronica Close, Assistant Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Lindley M.F. Hoffman, Member (excused)
Marvin Rosenberg, Member (unexcused)

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

III. APPROVAL OF THE MINUTES FROM THE AUGUST 24, 2003 MEETING.

Mr. Schuler asked for corrections to the minutes relative to item #B74-03, to reflect that he did not visit the site, and to item #B62-03 to indicate that he voted against the project.

**MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES WITH CHANGES TO
ITEM NUMBER B62-03 B74-03 AS REQUESTED BY MR. SCHULER.**

MOTION SECONDED BY WHELOCK.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

1. INFORMAL REVIEW

B83-03 Demolition, New Residence and Landscaping SE 28-03

Applicant: Richard and Karen True
Address: 176 Seminole Avenue
Architect: Brower Architectural Associates
Project Description: Demolition of existing house proposed new two-story CBS and stucco residence. New landscape plan.

The Town Council deferred this project from their September meeting for comments from ARCOM.

Mr. Shaw, Mr. Wideman, Mr. Adams, Mr. Zukov and Mr. Wheelock said they met with the architect and the attorney. Mr. Schuler said he received a telephone call from the attorney.

Attorney Maura Ziska introduced Architect Raphael Saladrigras, who presented the project.

Ms. Close informed the Commission that the applicant is asking for a special exception for the non conforming lot as well as variances for a side yard set back and a rear yard set back for a swimming pool. ARCOM was asked to look at the location of the garage, landscaping along the east property line at the neighbor's request, the location of the building along the western border and clarification of the easement in the rear of the property.

Stuart Fisher, speaking for his wife who owns the properties located at 164 Seminole Avenue and 173 Root Trail, requested that these properties be sufficiently screened from the second floor of this project.

Property Owner Karen True responding to comments, stated that this project was not being built for speculation.

Ms. Ziska indicated that the landscaping has not been finalized, but the property owner intends to properly and completely site screen the neighbor's two properties.

Mr. Fisher presented a letter, addressed to him from Ms. Ziska, which indicated that a paver driveway will be installed in lieu of gravel. They will completely sight screen with landscaping along the east and south property lines. Also, that the existing landscaping will be removed, along the east property line, so as not to disturb roots or electrical lines running from his property.

The architect asked the commission to split the project and the review the demolition portion at this time. After much discussion, it was agreed to review the demolition separately.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE

**PROVISION TO RETAIN ALL OF THE VEGETATION ON THE LOT.
MOTION SECONDED BY MR. ZUKOV.**

After further discussion, Mr. Wideman withdrew his motion.

**MOTION BY MR. SHAW TO APPROVE THE DEMOLITION WITH THE PROVISION
TO KEEP ALL OF THE VEGETATION AND HARDSCAPE ON THE LOT.
MOTION SECONDED BY MR. ADAMS.**

ROLL CALL:

MR. SHAW	YES
MR. ADAMS	YES
MR. WIDEMAN	NO
MR. ZUKOV	YES
MR. WHELOCK	NO
MR. STRAWBRIDGE	NO
MR. SCHULER	NO

MOTION FAILED 4-3.

The Architect did not have a plan of what plant material will remain on the site and what will be removed.

**MOTION BY MR. WHELOCK TO DEFER CONSIDERATION OF THE
DEMOLITION TO THE NOVEMBER MEETING ON THE BASIS THAT THIS IS AN
INFORMAL REVIEW.**

MOTION SECONDED BY MR. ZUKOV.

Ms. Close advised the commission that the project should be deferred for being incomplete.

**AMENDED MOTION BY MR. WHELOCK TO DEFER THE REVIEW OF THE
DEMOLITION TO THE NOVEMBER MEETING ON THE BASIS THAT NO
LANDSCAPE INVENTORY OF THE EXISTING MATERIAL OR COMMITMENT OF
HOW MUCH OF IT WILL BE PRESERVED.**

MOTION SECONDED BY MR. STRAWBRIDGE.

ROLL CALL:

MR. WHELOCK	YES
MR. STRAWBRIDGE	YES
MR. WIDEMAN	YES
MR. ADAMS	NO
MR. SHAW	NO
MR. ZUKOV	NO
MR. SCHULER	YES

MOTION CARRIED 4-3.

**MOTION BY MR. WIDEMAN TO ADVISE THE TOWN COUNCIL THAT,
ARCHITECTURALLY ARCOM FEELS THE HOUSE IS WELL DONE AND THEY DO
NOT RECOMMEND ANY TWEAKING, BUT THE TOWN COUNCIL SHOULD PAY**

**PARTICULAR ATTENTION TO THE SCREENING OF THIS PROJECT.
MOTION SECONDED BY MR. STRAWBRIDGE.
MOTION CARRIED UNANIMOUSLY.**

B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B64-03 New Two Unit Building V27-03

Applicant: 470 South Ocean LLC - The Cury Group
Address: 470 South Ocean Boulevard
Architect: Portuondo-Perotti Architects
Project Description: The project consists of the demolition and the reconstruction of an existing three-story building that now has thirteen (13) units of which will be converted into a building containing two (2) units. The new design of the building will be a classic Mediterranean style incorporating a full barrel tile roof, smooth stucco walls with stucco details, cast stone consisting of: (wall cladding, panel inserts, window and door surrounds, with stone architectural details), cypress wood garage and front doors, cast iron railings, and impact clad windows and doors. Also, privacy walls, pools, courtyard, and extensive landscaping will be added to the property.

This project was deferred from the August and September meetings at the attorney's request. It was re noticed to the neighbors with a new project description.

Mr. Strawbridge and Mr. Shaw said they met with Mr. Cury. Mr. Adams and Mr. Zukov said they met with Mr. Cury and Mr. Kolins. Ms. Diver said she met with Mr. Cury and Mr. Portuondo. Mr. Wheelock declared a previous conflict of interest and left the meeting room during the presentation thereby making Ms. Diver a voting member.

Attorney Ron Kolins, representing the property owner, reported that the house was designed by Howard Chilton in 1947.

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

Attorney Kolins described the project as a conversion of thirteen residential units into two. Architect Raphael Portuondo reviewed the plans for the commission. Landscape Architect Don Skowron presented the landscape portion of the project. Developer Ed Cury responding to comments regarding the vegetative screening on the south elevation, stated that this side of the building was designed without living areas.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT INCLUDING SOME OF
THE COMMENTARY ABOUT THE SCREENING OF LANDSCAPING, AND TO
MAKE SURE THAT THE INSERT THE COMMISSION RECEIVED IN THEIR**

**PACKAGES WITH THE ROOF ELEMENT IS THE VERSION THAT WILL
EVENTUALLY BE BUILT.**

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B62-03 New Residence (SE17-2003)

Applicant: 1620 South Ocean LLC
Address: 1620 S. Ocean Boulevard
Architect: Smith and Moore Architects
Project Description: Construction of a new two-story residence.

The demolition of the existing residence was approved at the August ARCOM meeting. The Town Council referred this project to ARCOM for informal review to the August and September meetings.

Mr. Wideman, Mr. Adams, Mr. Zukov and Mr. Wheelock said they met with the architect.

Architect Edward Saung presented the project of a two-story Mediterranean Revival style residence.

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

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

B67-03 Renovation & Addition

Applicant: Mr. Ronald Rindler
Address: 150 Woodbridge Road
Architect: Smith and Moore Architects
Project Description: Renovation and second floor addition to an existing one-story Residence. Renovations to an existing two-story detached garage/ guest house.

This project was deferred from the September meeting at the architect's request. It was re noticed to the neighbors as the original request for demolition has changed.

Mr. Wideman, Mr. Adams, Mr. Zukov and Mr. Wheelock said they met with the architect.

Architect Harold Smith noted that an extension to the non conforming two-story garage/guest house will be removed to bring it into conformity. The addition will be recessed from the front of the house. After commission commentary, Mr. Smith agreed to mute the color of the roof tiles, tone down the garage door and to widen the second floor windows.

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

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

B71-03 New Residence

Applicant: Ocean Drive Chilian, LLC
Address: 219 Chilean Avenue
Architect: Lang Architectural Group
Project Description: A new two-story single family residence consisting of a courtyard style home with exterior loggias, fountains and pool designed in a classic Mediterranean style.

This project was deferred from the September meeting for restudy.

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

Architect Don Lang presented revisions to the project from last month. Mr. Lang stated that it was not on the project description, but they would like to present the landscaping as the final proposal. Landscape Architect Mike Rawls presented the landscape and hardscape plan. Responding to comments, Mr. Rawls indicated that there was no grass around the pool because of the shade factor.

It was suggested to lower the chimney, bring it in at the band, (possibly from both sides), center the upper portion on the lower portion, and start the indent at the band.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
CONDITION TO CHANGE THE CHIMNEY AND CONTINUE THE BANDING AND
TAKE THE BREAKDOWN TO WHERE THE BANDING IS CENTERED AND
APPROVE THE LANDSCAPE AND HARDSCAPE PLANS.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

B72-03 Addition

Applicant: Leo and Edie Balestrieri
Address: 271 La Puerta Way
Architect: Shane Ames
Project Description: Add 200 s.f. on 1st floor consisting of foyer, bathroom and laundry room.
Add 232 s.f. on 2nd floor consisting of living space, bedroom, bathroom and walk-in-closet. Relocation of garage on the 1st floor / building height shall remain as it exists. All new materials to match existing.

This project was deferred for no representation from the September meeting.
No one was present to represent this project.

MOTION BY MR. WHEELLOCK TO DEFER THE PROJECT TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B73-03 Addition

Applicant: Marcie S. Stollof
Address: 120 Seagate Road
Designer: 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. No revised plans were received prior to this meeting.

Attorney Ron Kolins requested deferral of this project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MAJOR PROJECTS

B76-03 Extension of Project Approval

Applicant: Mike Gretschel
Address: 1230 North Ocean Boulevard
Architect: Smith and Moore
Project Description: Extension of a previously approved project. (Demolition of existing two-story residence and construction of new two-story Mediterranean style residence).

Mr. Wideman, Mr. Adams, Mr. Zukov and Mr. Wheelock said they met with the architect.

Architect Jon Moore requested a six-month extension of the previously approved project.

MOTION BY WIDEMAN TO APPROVE THE PROJECT FOR AN ADDITIONAL SIX-MONTHS.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B77-03 Reconstruct Guest House V34-03

Applicant: Mr. and Mrs. Peter O'Donnell
Address: 235 Seaspray Avenue
Architect: The Pandula Architects
Project Description: Reconstruct existing guest house and loggia, raise the finished floor from elevation 4.80 to 7.50, Mediterranean style to match main residence, colors, textures, materials and trim to match main residence.

No ex parte communications took place regarding this project.

Architect Eugene Pandula described the project as a reconstruction of an existing portion of a guest house that has been before the Town Council with several variances requests.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT WITHOUT THE HAT OVER THE NICHE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B79-03 Addition & Renovation

Applicant: Mr. and Mrs. Nick Albergo
Address: 642 North County Road
Architect: SKA Architect and Planner
Project Description: Addition and renovation of existing Regency style home.

Mr. Shaw, Mr. Wideman, Mr. Adams, Mr. Zukov, Mr. Wheelock and Ms. Diver said they met with the architect. Mr. Schuler said he received a telephone call from the architect.

Architect Pat Seagraves presented a revised entry feature with glass and iron front doors, quoins, and french windows on either side. He explained that the windows on the rear of the house will be replaced with french doors.

It was commented that the sides and rear elevations did not match the window types and widths of the front elevation. The existing glass sliding doors were thought to be out of place with all of the other french doors.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE NOVEMBER MEETING FOR RESTUDY OF THE THREE FACADES, OTHER THAN THE FRONT. MOTION LACKED A SECOND.

MR. STRAWBRIDGE WITHDREW HIS MOTION.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO REPLACE THE GLASS SLIDING DOORS WITH DOORS THAT ECHO THE NEW ONES, AND ON THE OTHER ELEVATION, TO DO A SINGLE DOOR WITH SIDELITES TO RETAIN AS MUCH OF THE WIDTH AS POSSIBLE, BUT MAINTAIN

**THE NEW STYLE THROUGHOUT.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

Mr. Schuler asked the architect to meet with staff for approval of the gate material.

B80-03 New Residence & Landscaping

Applicant: PBC Realty, LLC
Address: 910 South Ocean Boulevard
Architect: Randall Stofft
Project Description: New two-story residence with pool house (cabana) and landscaping.

Mr. Frank reported that several deficiencies were found on the initial application, as a result the applicant was asked to return in November.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE NOVEMBER MEETING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B81-03 Demolition

Applicant: SAY HEY, LLC
Address: 735 Island Drive
Architect: Frederico, Inc.
Project Description: Demolition of existing single family residence, swimming pool, hardscape, walls, and landscaping.

Mr. Wheelock said he visited the site.

Attorney Maura Ziska, representing the property owner, reported that the house was built in 1962 and it was designed by Henry Harding. The 6,000 s.f. home is in average condition and has no redeeming architectural features.

**MOTION BY MR. WIDEMAN TO APPROVE DEMOLITION WITH THE CONDITION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

D. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None

E. NEW BUSINESS - MINOR PROJECTS

A33-03 Landscape, Hardscape and Lighting

Applicant: Mr. and Mrs. Larmoxeux
Address: 217 Tangier Avenue
Architect: Steven Dauber
Project Description: Landscape/hardscape/lighting plan

Mr. Wheelock said he visited the site.

Landscape Architect Steven Dauber proposed planting of magnolia trees at the corners of the rear of the house. Mr. Adams objected to the hardsurface abutting the building, and he thought that more landscaping was needed.

MOTION BY MR. SHAW TO APPROVE THE PROJECT WITHOUT LIGHTING OF THE TREES ON THE STREET.

MOTION SECONDED BY MR. WIDEMAN.

MR. ADAMS OPPOSED.

MOTION CARRIED 6-1.

A34-03 Site Lighting

Applicant: Paul and Phyllis Fireman
Address: 14 South Lake Trail
Contractor: Victor Rojas
Project Description: Landscape lighting and other site lighting.

There were no ex parte communications disclosed regarding this project.

Victor Rojas representing Moonlight Designs presented the proposal to light the site.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE NOVEMBER MEETING 3-1788 WITH THE LANDSCAPE ARCHITECT LOOKING VERY CAREFULLY HOW TO REDUCE THE AMOUNT OF LIGHT AND CLARIFY THE LIGHTING OF THE PARKING LOT AND TO CLARIFY THE LIGHTING OF THE TREE TRUNKS.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

none

IV PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Chairman Schuler.

V SWEARING IN PERSONS TESTIFYING.

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

VI PROJECT DEFERRALS/REMOVALS

B78-03 Additions

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.

The architect requested deferral to the November meeting.

B82-03 New Residence V42-03

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

The architect requested deferral to the November meeting.

MOTION BY MR. ADAMS TO DEFER PROJECT NUMBER B78-03 AND PROJECT NUMBER B82-03 TO THE NOVEMBER MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

IX ADJOURNMENT

The meeting was adjourned at 1:22 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on Friday, November 21, 2003.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John H. Schuler".

John H. Schuler, Chairman