



TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY, AUGUST 25, 2004
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

CALL TO ORDER

The meeting was called to order at 9:00 a.m.

1. ROLL CALL

PRESENT:

Floyd L. Wideman, Jr., Chairman
Eric Adams, Member
Marvin Rosenberg, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Alternate Member
Robert Moore, Director Planning, Zoning & Building
Jane Day, Staff Preservation Consultant
Gretchen Dayton, Recording Secretary

ABSENT:

Morgan Dix Wheelock, Vice-Chairman
Leslie A. Shaw, Member
Leslie C. Diver, Alternate Member
Nikita Zukov, Member
Thomas M. Youchak, Alternate Member

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

IV. APPROVAL OF THE MINUTES FROM THE JULY 28, 2004 MEETING.

MOTION BY MR. ADAMS TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. FELDKAMP.

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

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

The Landscape Designer requests deferral to the September meeting.

MOTION BY MR. ADAMS TO DEFER PROJECT A27-04 TO THE SEPTEMBER MEETING.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B56-04 Additions

Applicant: Castledown, Ltd.
Address: 241 Jungle Road
Architect: Thomas M. Kirchhoff
Project Description: Renovations and additions to existing two-story Georgian residence. Demolition of a portion of the existing residence and the cabana that is inconsistent with the architectural style. New one-story cabana, hardscape and pool.

This project was deferred from the June and July meetings at the architect's request. The architect requests removal from the agenda.

MOTION BY MR. ADAMS TO REMOVE PROJECT B56-04 FROM THE AGENDA.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

VII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

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

B25-04 Demolition and 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

Note: The project description has changed from renovation and additions to demolition and new construction.

This project was deferred from the April meeting at the architect's request, deferred from the May and June meetings at the staff's recommendation and deferred from the July meeting for further review. It was deferred from the Town Council's agenda for restudy; therefore, only the demolition will be reviewed.

No one was present when this project was called.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE END OF SECTION VII OF THE AGENDA.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Mr. Moore stated that the Town Council did not criticize the style of architecture, but they felt that the requested 4,000 square foot building was excessive in size. They asked the applicant to return to address the construction related issues and the neighbor's concerns about ingress and egress to the rear apartment.

**MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE
SEPTEMBER MEETING.**

Mr. Frank commented that the demolition request was the agenda item for today's consideration.

MOTION DIED FOR A LACK OF A SECOND.

This project was heard after item number B96-04.

There were no ex parte communications disclosed regarding this project.

Owner/Designer Lynn Min requested demolition of a three-unit apartment building that was built in 1928. Ms. Min said the building is in bad condition and is uninhabitable. The existing two-story building is approximately 2,400 square feet.

**MOTION BY DR. ROSENBERG TO APPROVE DEMOLITION WITH THE
CONDITION TO SEED OR SOD AND IRRIGATE THE LOT WITHIN 15
DAYS.**

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B31-04 Demolition and New Residence SE27-2003

Applicant:	11 Via Vizcaya, LLC
Address:	11 Via Vizcaya
Architect:	Roger Janssen
Project Description:	Demolition and new two-story home in a Bermuda style of architecture.

This project was deferred from the April meeting at the architect's request and from the May, June and July meetings at the request of the applicant's attorney.

No ex parte communications were disclosed regarding this project.

Attorney Ron Kolins, representing the applicant, stated that all of the approvals needed to build this project have been approved by the Town Council.

Architect Roger Janssen requested demolition of the existing home. He reported that it was designed by Architect Henry Harding in 1955.

MOTION BY DR. ROSENBERG TO APPROVE THE DEMOLITION WITH THE CONDITION THAT THE PERIMETER LANDSCAPING BE KEPT IN TACT DURING CONSTRUCTION AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

Architect Roger Janssen presented the formal Georgian style, two-story home to the commission.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE HARDSCAPE WEST OF THE LOGGIA AND HAVE A MINIMUM OF TWO-FEET OF GREENSPACE ON THE NORTH SIDE OF THE PROPERTY.

MOTION SECONDED BY MR. FELDKAMP

MOTION CARRIED UNANIMOUSLY.

B64-04 Raise Building Height V22-04

Applicant:	Richard Paul Richman and Ellen Richman
Address:	615 Crest Road
Architect:	Bridges, Marsh and Carmo
Project Description:	Height of living room to increase from 22.0' to 23.0'. Variance necessary for maximum height and cubic content ratio (4.10 proposed versus 3.81 permitted and previously approved).

There were no ex parte communications relative to this project.

Attorney Timothy Hanlon, for the applicant, was available to answer questions regarding the variance request.

Architect Mark Marsh explained that they would like to lower the floor elevation of the living room section by one-foot. By doing so, would increase the building height and cubic content ratio.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS THERE IS NO ADVERSE ARCHITECTURAL IMPACT.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B67-04 Demolition and New Residence V24-04

Applicant: Slope Trail LLC
Address: 756 Slope Trail
Architect: Smith and Moore Architects
Project Description: Demolition of an existing three-story residence and construction of a new two-story residence.

Mr. Feldkamp, Mr. Adams and Mr. Wideman said they met with the architect and reviewed the plans.

Architect Harold Smith introduced Associate Architect Peter Papadopoulos. Mr. Smith requested demolition of the existing Japanese style home that was designed by Architect Howard Major in 1958. The house has no historical significance. He indicated that some of the trees on the site and the ficus hedge along the south property line will remain.

Because the home is unique and was designed by a well-known architect, it was questioned if it should be landmarked. Mr. Frank responded, the house has never been identified as having any historical significance.

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.

Architect Harold Smith pointed out that the site slopes about 26 feet from the street to the rear of the property. They propose a two-story Italian Renaissance style home for the property. He said that they intend bringing attention to the entry of the house with a centrally located driveway.

The Commission had opposing opinions regarding the building's style of architecture in relation to the site. Some of them disliked having a Mediterranean style home placed on a hill. Others commented that the site is unique and that the house will not be seen from any direction. It was suggested starting the driveway at a corner of the property making it easier to drive up the steep slope.

Maura Ziska, attorney for the applicant, explained that they request a variance because the street is at 4 feet NGVD. The town uses 7.5 feet for their point of measurement, allowing a rise of 22 feet in the RB zoning district. However, the property slopes from 4 feet to 30 feet. They request placing the new finished floor elevation at the grade of

the property and where the finished floor of the existing house is now.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE UNDERSTANDING THAT THEY WILL RECONSIDER THE WHITE COLOR OF THE WINDOWS.

MOTION SECONDED BY MR. STRAWBRIDGE.

Under discussion, Attorney Ziska requested the motion include a notation that ARCOM does not have any problem with the variance request.

Dr. Rosenberg thought that the project approval would indicate that the Commission had no problem with the variance request.

ROLL CALL:

DR. ROSENBERG	YES
MR. STRAWBRIDGE	YES
MR. ADAMS	NO
MR. FELDKAMP	NO
MR. WIDEMAN	YES

MOTION FAILED 3-2

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE SEPTEMBER MEETING AND TO CONSIDER SOME OF THE COMMENTS THAT HAVE BEEN MADE IN TERMS OF HOW TO FIT A HOUSE, RATHER LIKE THIS ONE, WITH SOME ASYMMETRICAL ASPECTS, TO FIT A LITTLE LESS IMPOSINGLY ON THE SITE.

MOTION SECONDED BY MR. FELDKAMP.

Town Attorney Randolph suggested deferring the project as far as ARCOM approval. However, the Town Council would need direction if they have an architectural objection in relation to the variance request. He suggested that two motions be made regarding these projects, one relative to the variance request and another regarding the architecture.

Mr. Moore explained that the point of measurement variance would put this proposal one-foot higher than the first floor of the existing house.

AMENDED MOTION BY DR. ROSENBERG TO CONVEY TO THE TOWN COUNCIL THAT ARCOM HAS NO OBJECTION TO THE VARIANCE REQUEST IN ORDER TO BUILD A HOUSE, BUT THEY HAVE A CONCERN FOR THE GRANTING OF THE VARIANCE AS TO THE HOUSE THAT IS BEING PROPOSED.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

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

MOTION SECONDED BY FELDKAMP.

DR. ROSENBERG OPPOSED

MOTION CARRIED 4-1.

B68-04 Addition V23-04

Applicant: Dr. G. Alexander and Mrs. Stephanie B. Carden
Address: 211 Garden Road
Architect: SKA Architect + Planner
Project Description: Addition of a second-story over an existing one-story structure.

There were no ex parte communications disclosed regarding this project.

Architect Jacqueline Albarran indicated that this project requires variances to keep the existing finished floor level at 5.5 feet rather than the required 7.5 feet. She remarked that the second floor addition meets the code requirements, but the proposed pergola places the project over the allowed lot coverage. Ms. Albarran assured the Commission that the windows will have true divided lites and operable shutters.

Mr. Frank introduced Town Project Engineer Martin Gauthier to the Commission Members. He advised them that Mr. Gauthier reviews the drainage plans that are submitted with the ARCOM project.

MOTION BY MR. ADAMS TO RECOMMEND APPROVAL OF THE VARIANCE REQUESTS.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

MOTION BY DR. ROSENBERG TO APPROVE THE ARCHITECTURAL PRESENTATION.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B69-04 Car Canopies SP12-04

Applicant: Il'Lugano Condominium Association
Address: 300 Seminole Avenue
Architect: Brower Architectural Associates
Project Description: Four new car canopies at the south edge of the parking lot.

There were no ex parte communications announced.

Attorney Frank Chopin, representing Il'Lugano Condominium Association, addressed the Commission regarding the variance request. He stated that two variances are being requested to allow construction of four new awning/canopies over existing outdoor parking spaces. He commented that the hardship was not created by the applicant. The original apartment building was converted into a condominium with two parking spaces for each unit. It was later realized that the parking spaces were smaller than what the town code requires. As a result, a hardship has been created and the owners are forced to park their cars at the outdoor parking lot.

Architect Ken Brower presented elevation drawings of the proposed parking canopies that will be two-feet from the south property line. He also presented a sample of the cream color vinyl awning with a scalloped edge.

Responding to a suggestion to widen the existing parking spaces, Mr. Chopin stated the Town Council has already approved a substantially reduced number of parking spaces than what is required.

**MOTION BY DR. ROSENBERG THAT THIS COMMISSION HAS NO
OBJECTION TO THE PROPOSED VARIANCE TO CONSTRUCT THE
AWNINGS AS PRESENTED.**

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

**MOTION BY DR. ROSENBERG TO APPROVE THE DESIGN AND ALL
OTHER ELEMENTS OF THE AWNING AS PRESENTED.**

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

VIII PROJECT REVIEW

B10-04 New Residence

Applicant: David J. Jenkins
Address: 300 Indian Road
Architect: Solis Designs
Project Description: New 2-story Mediterranean revival residence with detached garage & guest/cabana building.

This project was deferred from the February meeting due to an incomplete application and deferred from the March, April, May and June meetings at the architects request. Demolition of the existing residence was approved at the May meeting. It was deferred again at the July meeting for restudy.

No ex parte communications were announced relative to this project.

Designer Pablo Solis presented the revised project to the commission.

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

MOTION SECONDED BY MR. FELDKAMP.

MR. STRAWBRIDGE OPPOSED.

MOTION CARRIED 4-1.

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 meeting at the architect's request and deferred from the July meeting for restudy.

There were no ex parte communications disclosed.

Architect Pat Seagraves presented revisions to the project as requested by the

commission at the last meeting.

MOTION BY DR. ROSENBERG TO APPROVE THE REDESIGN OF THE TOWER AS PART OF THE ONGOING PROCESS OF REVIEWING THE PRESENTATION WHICH WILL INCLUDE THE ARCHITECT RETURNING TO PRESENT THE NORTH ELEVATION.

MOTION SECONDED BY MR. FELDKAMP.

MR. STRAWBRIDGE OPPOSED.

MOTION CARRIED 4-1.

B55-04 New Residence, Landscape & Hardscape

Applicant:	Clement Proulx
Address:	244 Esplanade Way
Contractor:	Yates, Rainho Architects
Project Description:	A new two-story single family stucco and masonry residence in a simplified British colonial style. Final landscaping and hardscaping

This project was deferred from the June meeting at the architect's request and deferred from the July meeting for restudy.

There were no ex parte communications disclosed regarding this project.

Architect Kelly Yates presented the project.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Don Skowron presented the final landscape and hardscape proposal.

MOTION BY MR. ADAMS TO APPROVE THE MOST RECENT CONCEPT OF THE PROJECT.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B61-04 New Residence, Landscape & Hardscape

Applicant: Uznis Development
Address: 234 Ridgeview Drive
Architect: Dailey Janssen Architects
Project Description: New two-story residence, hardscape, landscape, pool, and site walls.

This project was deferred from the July meeting at the architect's request.

Mr. Adams said he met with the architect.

Architect Roger Janssen indicated that the architecture of the project is a modest Provincial Mediterranean style.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO REPLACE THE CASEMENT/HOPPER WINDOWS ON THE SECOND FLOOR WITH HURRICANE PROOF FRENCH DOORS, REMOVE ONE SHUTTER (NORTH ELEVATION) AND ADD RUSTICATION (TO CONTINUE IT ALL AROUND THE BUILDING).

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Landscape Architect Rawworth Wall presented the final landscaping and hardscaping presentation.

MOTION BY DR. ROSENBERG TO APPROVE THE LANDSCAPE AND HARDSCAPE WITH THE CONDITION THAT THERE BE POSTS AT THE ENTRY OF BOTH THE DRIVEWAYS, FOR STAFF TO APPROVE, AND TO MAKE A SERIOUS EFFORT TO CREATE SYMMETRY IN SPACING AND HEIGHT OF THE ROYAL PALM TREES ON THE DEVELOPERS CONTIGUOUS PROPERTIES.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B63-04 Maintenance Building

Applicant: Town of Palm Beach
Address: 2185 South Ocean Boulevard
Architect: Bridges, Marsh & Carmo
Project Description: Construction of a free standing maintenance building.

No ex parte communications were disclosed regarding this project.

Architect Mark Marsh presented elevation drawings of the proposed 12' X 16' maintenance structure.

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

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B65-04 Demolition and New Residence

Applicant: David and Constance Thomas
Address: 222 Ridgeview Drive
Architect: Smith and Moore Architects
Project Description: Demolition of an existing residence and construction of a new two-story residence with a pool.

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

Architect Peter Papadopoulos read the demolition report which indicated that the house was built in 1951. The house was originally designed by Architect Arthur L. Weeks. He stated that four existing royal palm trees will be kept on Ridgeview Drive.

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

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

Architect Peter Papadopoulos proposed construction of a two-story Bermuda style house.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO INCREASE THE DOOR WIDTH, (ABOVE THE ENTRY).

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B67-04 New Residence

Applicant: Pierre Beland
Address: 242 Wells Road
Architect: Smith and Moore Architects
Project Description: New two-story residence with pool.

Mr. Adams, Mr. Wideman and Mr. Feldkamp said they met with the architect and reviewed the plans.

Architect Edward Saung presented a French Renaissance style project.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE PROVISION TO USE A STEEPER ROOF PITCH, (AS SHOWN IN THE ALTERNATE DRAWING).

MOTION SECONDED BY MR. FELDKAMP.

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 meeting for restudy.

No one was present to represent this project.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE
SEPTEMBER MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

D. NEW BUSINESS - MINOR PROJECTS

A24-04 Site Lighting

Applicant: Beach Point Condominium Association
Address: 2660 South Ocean Blvd.
Electrical Contractor: John Watson Landscape Illumination
Project Description: Landscape illumination of the main entrance to the
condominium.

Lighting Consultant Dick Kleid presented the lighting project to the Commission.

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

A25-04 Landscape & Hardscape

Applicant: Anthony Solo
Address: 227 Angler Avenue
Landscape Architect: Michael Rawls
Project Description: Landscape & Hardscape

Landscape Architect Michael Rawls presented the landscaping and hardscaping for the new residence.

John Quinn, the contract purchaser of the property, addressed the Commission and agreed to add greenspace.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE
REDUCTION OF 300 SQUARE FEET OF HARDSURFACE AROUND THE
SWIMMING POOL.**

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A26-04 Landscape & Hardscape

Applicant: Palm Beach Ventures I, LLC
Address: 149 Australian Avenue
Landscape Designer: Armstrong Landscape Design
Project Description: Landscape & Hardscape

Landscape Architect Scott Mosolof presented the project.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

IX OTHER BUSINESS

Discussion took place regarding final construction projects appearing differently than the ARCOM approval. It was suggested keeping the project architect throughout construction so that changes will not be made in the field.

X ADJOURNMENT

The meeting was adjourned at 3:32 p.m.
Respectfully submitted,



Floyd Wideman, Chairman