

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, JULY 26, 2000

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:

John H. Schuler, Chairman
Lowry M. Bell, Jr., Vice-Chairman
Eric Adams, Member
Floyd Wideman, Member
Marvin Rosenberg, Member
Lindley Hoffman, Member
Gilbert Messing, Alternate Member
Morgan Dix Wheelock, Alternate Member
Robert Moore, Director Building, Planning & Zoning
Veronica Close, Assistant Director Building, Planning & Zoning
Timothy M. Frank, Planner/Projects Coordinator
Gretchen Dayton, Recording Secretary

ABSENT:

Leslie Shaw, Member
William J. Strawbridge Jr., Alternate Member

Mr. Shaw's absence was classified as excused.

Mr. Messing was a voting member throughout the meeting and Mr. Wheelock was a voting member during Mr. Bell's absence.

Note: the projects indicated by an asterisk fall under the previous zoning regulations.

III. APPROVAL OF THE MINUTES FROM THE JUNE 28, 2000 MEETING.

Mr. Wideman asked to have the minutes reflect that he did have ex-parte communication regarding item #B33-00.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES WITH CORRECTIONS.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

IV SWEARING IN PERSONS TESTIFYING

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

V. SHORT LIST OF LANDSCAPE ARCHITECTS FOR THE BOYNTON LANDSCAPE PARK DEVELOPMENT.

Mr. Schuler suggested moving this topic to the end of the agenda.

MOTION BY MR. BELL TO MOVE THIS ITEM TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

VI. PROJECT DEFERRALS

B52-00 Landscape

Applicant:	The Breakers
Address:	One South County Road
Project Description:	Golf course south border landscaping plan, west of South County Road.

This project was reviewed informally at the May meeting and deferred from the June meeting.

The attorney requests deferral to the August meeting.

B65-00 Addition

Applicant: Greencabb, Inc.
Address: 1676 South Ocean Boulevard
Architect: The Lawrence Group
Project Description: Addition of a stone entrance portico and foyer, cabana area and fenestration refinements.

The north elevation of this project was deferred from the June meeting pending Town Council approval.

MOTION BY MR. WIDEMAN TO DEFER ITEM NUMBERS B52-00 AND B65-00 TO THE AUGUST MEETING.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

Mr. Schuler asked Mr. Frank to find out if the Breaker's landscape project could be presented at the September meeting as Mr. Wheelock indicated that he may not attend the August ARCOM meeting. Mr. Schuler wanted Mr. Wheelock to be present for this presentation.

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B33-00 New Residence *

Applicant: Samuel and Louise Edelman
Address: 1255 North Lake Way
Architect: Preston T. Phillips and Smith and Moore Architects
Project Description: Construction of a new two-story residence.

This project was deferred from the April, May and June meetings. Demolition was approved at the April meeting.

Architect Preston Phillips asked to have the project deferred to the end of this section of the agenda as his associate Mr. Smith was not present at this time.

MOTION BY MR. BELL TO DEFER THE PROJECT TO THE END OF SECTION "A" OF THE AGENDA.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Architect Edward Song said the proposed new residence is a two-story, contemporary style which will be 5,976 square feet with a CCR of 4.26.

Architect Preston Phillips presented a model of the proposed project. He said a sculpture niche will be placed on the front facade of the building. A foot path, leading from the street to the house, will create a peak-through in the landscaping for a view of the front door. The pavers at the front of the property will have a variety of grey, white and sand colors with an inlay of grass. A long reflecting pool with a waterfall will be placed below the sculpture niche.

Mr. Bell felt that some of the windows were inappropriate with the glass abutting the wall at the corners of the building.

Mr. Hoffman felt the north elevation was lacking the quality of the other elevations and the front door lacked a certain amount of impact.

Mr. Wideman said the balcony, shown on the plans, but not on the model, will help the projecting garage element on the front elevation.

Mr. Wheelock praised the landscaping and said this is one of the situations where the landscaping should be presented with the building as it complemented the architecture perfectly.

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

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B35-00 Renovation *

Applicant: J.F. Brennan Properties
Address: 309 Garden Road
Architect: Ralph Cantin
Project Description: Renovation of exiting residence

This project was deferred from the April, May and June meetings. Demolition was approved at the April meeting.

Note: The project description was changed from “demolition and new residence” to “renovation.”

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

Architect Ralph Cantin and Designer Joe Brennan presented the project.

Mr. Brennan said they plan to renovate the existing home rather than demolish and rebuild as it would not be economically feasible to rebuild a small home. He presented a street scape drawing and said the Regency style home was in keeping with the eclectic mix of the neighborhood.

The central portion of the house was felt to appear heavy as it was taller than the wings on either side of it. It was suggested to raise the height of two wings or add a balustrade along the roof line.

Ms. Wendy Victor addressed the Commission at this time.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. MESSING.**

ROLL CALL:

MR. WIDEMAN	YES
MR. MESSING	YES
MR. BELL	YES
MR. ADAMS	YES
DR. ROSENBERG	YES
MR. HOFFMAN	NO
MR. SCHULER	NO

MOTION CARRIED 5-2.

B37-00 Addition *

Applicant: Laura Andre, Inc.
Address: 167 Seagate Road
Architect: Everett H. Jenner
Project Description: Add a second floor, adjust beam and plate heights where required.
The existing east portion of one-story remains in place.

This project was deferred from the April, May and June meetings.
Mr. Schuler said he met with the architect regarding this project.

Architect Everett Jenner stated that they have done a study of the French Renaissance architecture and because his clients were French they wanted a French style home. He said they took some of the Commission's comments and worked with the client which resulted in the lowering of the height of the structure, incorporating a mansard roof, adding balusters and revised head pieces over the windows. The antique front doors will have beveled glass and wood carvings. He presented a street scape drawing and an asymmetrical perspective drawing of the project and then introduced project designer Skip Jackman.

Mr. Bell felt the addition of the railing helped change the mass of the building making the step-back more visible. He felt the door entrance and the other two doors on the same elevation, were still too similar. He suggested to either embellish the entry more or reduce the other doors in size.

Mr. Hoffman also felt that the two door areas with the pediments were similar to the front door. They seemed to be sticking up in the air with nothing behind them for support. He suggested continuing the balustrade railing around the one-story section to receive the top of the pediments.

Mr. Adams said this project may be more appropriate if the front entrance faced North Lake Way as Seagate Avenue is a modest street.

Mr. Wheelock said the mansard roof appeared heavy and somewhat unattractive in terms of massing.

Mr. Jackman said the owner wants the French look and felt if the roof style were changed it would not be in keeping with the style.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. HOFFMAN.

MOTION CARRIED UNANIMOUSLY.

B39-00 New Residence *

Applicant: Mr. And Mrs. James Woolems
Address: 264 Sanford Avenue
Architect: Thomas Kirchhoff
Project Description: New two-story residence.

This project was deferred from the April, May and June meetings. The demolition portion of the project was approved at the April meeting.

Mr. Messing, Mr. Wideman, Mr. Bell, Mr. Schuler, Mr. Hoffman and Mr. Wheelock said they met with the architect and the attorney. Mr. Adams and Dr. Rosenberg said they met with the attorney.

Mr. Kirchhoff said the materials will include a chatahoochee stone driveway, Ludowici clay roofing material and green shutters framing the double-hung windows. The overall roof height was reduced by one foot which is about one foot six inches higher to the eave than the other houses on the street. The other houses have a finished floor elevation of six feet and this project is at the required seven and a half feet.

The Commission felt that the building height could not be avoided because of the regulations and with landscaping, the somewhat formal architectural style will not be obtrusive to the street.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B43-00 New Residence *

Applicant: Dan Swanson
Address: 1960 South Ocean Blvd.
Architect: Phoenix Architects
Project Description: Two-story custom estate

This project was deferred from the May and June meeting.

Mr. Wideman said he met with the architect. Mr. Hoffman said he met with the architect and the owner.

Architect Lynn McCall said they removed some of the columns on the rear elevation and from the windows. They added a one-story section to the front of the house and moved

the house over a few feet allowing for more landscaping on the one side.

Landscape Architect Louis Vahaus presented a preliminary landscape plan and said they will use royal palms, cocoanuts, date palms, buttonwoods, gumbo limbos and seagrapes.

Mr. Bell said the changes were a definite improvement to the project, but the loggias on the rear of the house were still too big.

Mr. Wheelock felt the presentation was incomplete because the building materials and the hardscape materials were not mentioned and they did not have an overlay drawing of the planting material against the new facade. He asked the landscape architect to present an elevation drawing of what will be seen from the street when driving by the house.

Mr. Vahaus addressed how the planting material will screen the house from the street and break up the two-stories and the massiveness of the building.

Mr. Schuler felt that the amount of terraces and the depth of them tended to complicate west facade of the house.

Mr. Frank suggested that they come back with the building and hardscape materials, and the final landscaping plan, but approve the layout of the hardscape. He said before issuance of the Certificate of Occupancy, the irrigation plan, the xeriscape plant materials and their percentages, and a lighting plan should be brought to the Commission for approval.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO BRING BACK THE ELEVATION DRAWING OF THE LANDSCAPING, THE HARDSCAPE MATERIAL AND THE LIGHTING PLAN FOR APPROVAL AT A LATER DATE.
MOTION SECONDED BY MR. MESSING.**

ROLL CALL:

MR. WIDEMAN	YES
MR. MESSING	YES
MR. BELL	YES
MR. ADAMS	NO
DR. ROSENBERG	NO
MR. HOFFMAN	YES
MR. SCHULER	NO

MOTION CARRIED 4-3.

B58-00 Additions

Applicant: Linda Latham Beaty
Address: 271 Plantation Road
Architect: Giacomelli Architects, Inc.
Project Description: Additions and alterations to an existing one-story CBS residence.
New swimming pool. Deduction of non-conforming service wing.

No action was taken regarding this project as it was deferred from the June meeting to the August meeting.

B59-00 Storefront Remodel

Applicant: Palm V Associates Limited
Address: 234 Worth Avenue
Architect: Island Design
Project Description: Expand Giorgio's front facade west to 234 Worth Avenue.
Expansion will match existing store front of Giorgio's of Palm Beach.

This project was deferred from the June meeting and it was later staff approved.

MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE AGENDA.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

B64-00 Demolition and New Residence

Applicant: Ecclestone Signature Homes
Address: 137 Woodbridge Road
Architect: Smith & Moore Architects
Project Description: Demolition of an existing two-story residence and construction of a two-story Mediterranean style residence.

This project was deferred from the June meeting.

Architect Ted Song asked to have the construction portion of the project deferred to the August meeting and review the demolition only at this time. He said that Architect Lawrence Funk designed the original one-story concrete block and stucco residence in 1954. A year later a second story was added, but no architect of record was on file for this addition.

**MOTION BY MR. BELL TO APPROVE THE DEMOLITION OF THE
EXISTING RESIDENCE WITH THE PROVISION TO SOD OR SEED AND
IRRIGATE THE LOT WITHIN 30 DAYS.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. ADAMS TO DEFER THE NEW CONSTRUCTION PORTION
OF THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B66-00 Addition

Applicant: JPBK Properties #2 LLC
Address: 234 Merrain Road
Architect: Thomas Kirchhoff
Project Description: One-story entry addition to existing one-story residence.

This project was heard after item #B33-00.

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

Architect Thomas Kirchhoff stated that the project was a simple addition to a simple one-story home. The shallow front porch will be cut off, the front door will be centered and a Bermuda style entry foyer with a gable roof will be added.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B67-00 New Residence

Applicant: Dan Swanson
Address: 223 Via Tortuga
Architect: Phoenix Architects
Project Description: New one-story residence

Mr. Wideman, Mr. Hoffman, Mr. Schuler, Dr. Rosenberg, Mr. Messing and Mr. Wheelock said they met with architect Jackie Albarran and discussed the project.

Architect Lynn McColl asked to have the project moved down on the agenda as Architect Jackie Albarran was not in attendance.

**MOTION BY MR. BELL TO MOVE THE PROJECT TO THE END OF NEW BUSINESS - MAJOR PROJECTS- SECTION OF THE AGENDA.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

The project was called again after item #B67-00.
Architect Jackie Albarran of SKA Architects and Lynn McColl of Phoenix Architects presented the project. Ms. McColl said the CCR of the house is 3.98 and the total square footage is 7,966. Ms. Albarran said this is the last vacant lot in the Phipps Estates. It was designed with the large banyan tree in mind which kept the house one-story. The architecture is Mission style with a simple floor plan. The house will have a gallery, covered porches and pergolas on two exterior corners of the house. Simple stucco elements, pecky cypress doors, pecky cypress beams that will be embedded in the stucco and pecky cypress columns will be some of the features of this project.

Mr. Bell stated his objection to one-story Mission or Mediterranean style homes.

Mr. Wideman said the project is simple and clean, and modest for the neighborhood.

Mr. Hoffman felt that the three windows on the front elevation look crowded. He suggested reducing the size of the windows or reducing the number of them.

Ms. Albarran said the space on either side of the windows opens up and that the drawing makes the windows look crowded together.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. MESSING.
MR. BELL OPPOSED.
MOTION CARRIED 6-1.**

B68-00 Addition

Applicant: Scott and Nancy Sloane
Address: 216 Bermuda Lane
Contractor: Sloane Construction
Project Description: Construction of a new one-story garage addition and a modification of an interior space to create an entry porch. Exterior colors to remain consistent with the existing.

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

Mr. Frank said that architecturally, this is a relatively minor project and suggested allowing the attorney to represent the project without the architect. Because there were variances involved, staff felt that public notice was necessary.

**MOTION BY MR. WIDEMAN TO ALLOW THE ATTORNEY TO PRESENT THE PROJECT TO THE COMMISSION.
MOTION SECONDED BY MR. MESSING.**

ROLL CALL:

MR. WIDEMAN	YES
MR. MESSING	YES
MR. BELL	NO
MR. ADAMS	NO
DR. ROSENBERG	NO
MR. HOFFMAN	YES
MR. SCHULER	YES

MOTION CARRIED 4-3.

Attorney Maura Ziska said the project is a one-story garage addition that was approved by the Town Council. The two-car garage will have one wooden door with panels.

Mr. Hoffman said he is the neighbor to the north of this house and felt it would be an improvement on the street.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

B69-00 Storefront Remodel

Applicant: Love Realty
Address: 215 Worth Avenue
Architect: Brand and Allen Architects
Project Description: Remodel existing jewelry store and incorporate adjoining lease space. New interior finishes and a new cast stone storefront.

Architect Bob Tucalla presented the project for Hamilton Jewelers. He said they purchased the adjoining space next door which will add an extra 532 square feet to the existing 927 square foot store. The facade will be raised by 10" and a water table will be added to the base of the facade. A tall vertical entry portico, brushed aluminum signage and grill work will be used to reinforce the modern architecture. Two equally spaced stone surfaces punctuated with display windows and shaded with canvas awnings will flank the entry. All frames of doors and windows will be a dark bronze metal. He presented a sample board of the proposed building materials.

The stone on the face of the building was discussed and it was felt that a smooth limestone would look more sophisticated and would match the other materials on the building.

**MOTION BY MR. MESSING TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. WIDEMAN.**

**SUBSTITUTE MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT
WITH THE PROVISION TO USE LIMESTONE ON THE FACADE OF THE
BUILDING.
MOTION SECONDED BY MR. ADAMS.**

ROLL CALL:

DR. ROSENBERG	YES
MR. ADAMS	YES
MR. BELL	YES
MR. WIDEMAN	NO
MR. HOFFMAN	YES
MR. MESSING	NO
MR. SCHULER	YES

MOTION CARRIED 5-2.

After discussion, it was decided that each Commission Member will meet with Mr. Frank to review and approve the limestone material.

ARCOM Agenda 7/26/00

Mr. Moore said the approval today is not an authorization to proceed with the construction if the work cannot be completed before the November 1st deadline.

After item A51-00 was heard on the agenda,. Architect Robert Tuscalla asked the Commission to review the stone material again for this project He apologized for the mix up as the Herple limestone sample was glued on the wrong side to the material sample board.

The Commission felt the Herple limestone sample was acceptable for this project.

MOTION BY MR. WHEELOCK TO APPROVE THE LIMESTONE BUILDING MATERIAL AS PRESENTED.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B70-00 Addition

Applicant: Barry Pinciss and Joanne Warshaver
Address: 223 Seminole Avenue
Architect: Brower Architectural
Project Description: Addition of two-story stair case, addition of swimming pool, renovation of driveway, general interior renovation, demolition of two-story portion, front elevation renovation.

Mr. Frank said there was a modification made to the drawing which required a variance. The architect requested deferral to the August meeting to decide if they want to peruse town council approval.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

B71-00 Addition

Applicant: William Kaye
Address: 302 Eden Road
Architect: Noe Guerra
Project Description: Addition of a second story to a two-story house.

There were no ex-parte communications regarding this project.

Architect Noe Guerra presented the two-story, 600 square foot addition project to the Commission. The new front entry foyer will have two exterior columns and arches will be added to the existing dormer windows.

The Commission commented that the houses on this street are simple and this project seems to be overembellished. The windows have curved shutters and false arched tops. The window boxes under the second floor windows and the front entrance were felt to be overdone. It was stated that they need to go back for more simplification as there are too many elements involved making it complicated.

Mr. Guerra said his client's love the hand rails, the arched shutters and the arched element at the front entry.

Property Owner Lisa Kaye asked the Commission to be more specific with their comments.

The architect was asked to simplify the heavy-handed decoration by addressing the two different types of railings, the window boxes under the second floor windows, the oval sections over the windows, the metal doors and the several different elements over the entryway.

Ms. Kaye understood that all of the different types of architectural elements needed to be coordinated.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE AUGUST MEETING.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

Mr. Bell left the meeting at this time.

A26-00 Landscape & Hardscape

Applicant: Patrick and Lucille Guarini
Address: 248 Southland Road
Architect: David Keir
Project Description: Landscape and hardscape plan

This project was deferred from the May and June meetings.

Attorney Joel Koeppel and Landscape Architect David Keir presented the project.

The Commission felt that the project had too much hardscape. Mr. Keir said the marble paving material is already in place.

Mr. Wendy Victor addressed the Commission at this time.

Mr. Moore stated that the project meets all the terms of the zoning code.

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

MOTION SECONDED BY MR. MESSING.

MR. ADAMS OPPOSED.

MOTION CARRIED 6-1.

The meeting was reconvened at 1:30 p.m. after the lunch break. Chairman Schuler and Vice-Chairman Bell were not in attendance at this time. Therefore, Mr. Adams chaired the meeting until Mr. Schuler returned.

A36-00 Revisions

Applicant: Douglas and Carolyn Ann Holder
Address: 256 Seaspray Avenue
Architect: E. Abraben
Project Description: Veranda with railing. Stucco window detailing. Roof overhang over service door. Decorative entry gate with wing walls.

No one was present to represent this project.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

This project was called again after item #A51-00 and again no one was present to represent the project.

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

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

A38-00 Landscape

Applicant: Frank Dimmino
Address: 240 Via Las Brisas
Architect: Grant Thornbough
Project Description: Landscape plan

This project was deferred from the June meeting.

Mr. Wheelock said he visited the site.

Landscape Architect Michael Phillips presented the project. He said that tall royal palms will be planted to fit the two-story house. An arcade with a trellis feature will be located near the swimming pool and two potted topiaries will be potted on either side of the front door.

Mr. Wheelock was concerned that the arcade would be taller than the ficus hedge. It was suggested growing vines on the colonnades of the arcade.

Mr. Wendy Victor addressed the Commission at this time.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH SOME ATTENTION GIVEN TO THE ARCADE WITH SOME SORT OF VEGETATION TO SOFTEN IT AND BRING IT TO STAFF FOR APPROVAL. MOTION SECONDED BY MR. MESSING. MOTION CARRIED UNANIMOUSLY.

A44-00 Landscape

Applicant: Ecclestone Signature Homes
Address: 146 Gulfstream Road
Architect: John Lang
Project Description: Landscape

The hardscape material was approved at the June meeting and the landscaping plan was deferred from the June meeting.

Mr. Wheelock said he visited the site.

Landscape Architect John Lang said the hardscape layout was approved, but not the material. He said they proposed a white block paver material that the Commission did not like and the client has decided to use old Chicago brick. The site wall on the west elevation was moved to accommodate a hedge in front of it. More palm trees and plant material will be added in the cut out area of the driveway which had been discussed at the last meeting. Mr. Lang said that a six-foot ficus hedge will be planted in the back yard for screening of the house at the rear of the property.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED. MOTION SECONDED BY MR. MESSING. MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A46-00 Landscape

Applicant: Euro Homes
Address: 360 Cocoanut
Architect: John Lang
Project Description: Landscape Design

Mr. Wheelock said he visited the site.

Landscape Architect John Lang presented the landscape project. The existing hedge and wall were discussed. Mr. Lang said that if the wall cannot be maintained, it will be replaced with a podocarpus hedge. Christmas palms will be planted at the front of the house and the small decorative wall in the front will have annuals and bougainvilleas planted around it.

Mr. Wheelock suggested replacing the trees that were removed at the street. He also suggested planting traveler palms rather than the proposed fox tail palms along the side of the property abutting the four story apartment building for better screening. Mr. Lang agreed to add more plant material along this side of the building, but he felt there was not much of a view coming into this side of the building. He said they are trying to get in touch with the apartment building owner to ask if they can plant addition material on his property and at their expense.

The Commission asked Mr. Lang to look into the possibility of replacing the trees along the street. Mr. Lang asked if the property owner would assume the liability of the trees planted on public property or if he as the landscape professional be liable if anyone hit one of these trees.

Mr. Moore said the trees were located on the parkway that is owned by the Town. Anything that goes back in this area would have to be approved by the Public Works Director.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO ADD MORE PLANT MATERIAL ON THE NORTH SIDE OF THE PROPERTY.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

Mr. Adams passed the gavel to Chairman Schuler as he returned to the meeting at this time.

A47-00 Revisions

Applicant: Campbell Patience
Address: 261 Via Bellaria
Architect: Robert Henry
Project Description: Cast stone added to walls, window sills, front entry and chimneys.

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

Architect Robert Henry presented the project. Cast stone ornamentation will be added around the chimney, under the window sills, the new entry feature and a wall.

The Commission felt the entry was excessively busy compared to the rest of the front elevation, and that it was heavy handed and over decorated.

**ROSENBERG TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

A48-00 Additions

Applicant: James Tigani
Address: 250 List Road
Architect: Lee Kvarnberg
Project Description: Add pergola to front of house and breakfast room to back.

Mr. Wheelock said he visited the site.

Architect Lee Kvarnberg said the bright yellow building will be changed to a pale yellow and the shutters will be painted a darker green. The windows will be upgraded and some of the living room windows will be changed from metal frame awning style to french doors. Two pergolas with vines will be added, but he wasn't sure if they would be constructed of metal or wood.

Mr. Wheelock asked to have a tree replaced that died on the middle island of the property.

MOTION BY MR. WIDEMAN TO APPROVE THE BREAKFAST ROOM ADDITION IN THE REAR, THE FILING IN OF THE WALL TO BLOCK THE FRONT DOOR, THE CHANGE OF THE WINDOWS, AND TO BRING BACK THE PERGOLAS, (TO DECIDE WHAT MATERIAL THEY WILL BE MADE OF), WITH THE LANDSCAPE PLAN FOR THE PERGOLAS.

SUBSTITUTE MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH WOODEN PERGOLAS WHICH WOULD BE SUBJECT TO COMING BACK WITH A LANDSCAPE PLAN.

After discussion, it was felt the Commission should see the plans for the pergolas in detail.

DR. ROSENBERG WITHDREW HIS SUBSTITUTE MOTION.

**MOTION SECONDED BY MR. MESSING.
MOTION CARRIED UNANIMOUSLY.**

A49-00 Building Color Change

Applicant: 151 Worth Avenue Partnership LTD
Address: 151 Worth Avenue
Architect: The Lawrence Group
Project Description: Revised exterior color.

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

Mr. Frank said the color of the Neiman Marcus proposal was presented and approved. The Contractor set up a sample of the colors along with the tile roofing material on the Boynton Landscape property which did match the Commission's approval. The Architect for Neiman Marcus visited the site and did not like the color. He directed the contractor to change the color even though he was told it was not the approved color.

Architect Richard Leja of the Lawrence Group said that a good portion of the building was painted the approved colors. An architect with Dederick NBA Architects, representing Neiman Marcus, felt there was not enough contrast in the trim and building colors.

Architect Raphael Portondo made two recommendations to solve the building color problem. One was to paint the building the original color that was approved. His second suggestion was to keep the color that the building was painted and tone it down with a complementary color. He presented a cream color sample next to the color chip of the painted building color and remarked that the purple tones come out because the beige is

not a complementary color. He presented a stone color chip and said the building color will neutralizes its self as the stone color is a complementary color and it would make the building read more mauve. He suggested painting the complementary colors on the building and have the Commission to visit the site.

Mr. Wideman said to keep the purple color on the building would be a travesty. It looks like a large Victoria's Secret with a mauve cast. The Commission and the people in the audience spent months coming to a resolution on the architecture and building colors.

Dr. Rosenberg recalled that when this project was being reviewed, that one of the considerations was to make sure that the Neiman Marcus building was compatible with the architectural design and color of the Esplanade.

Senior Project Manager for Neiman Marcus Properties Victor Malashie addressed the Commission. He said they would like to be complementary, but they also want to have their own identity.

Mr. Schuler told Mr. Malashie that their architect was familiar with the procedure that the Town of Palm Beach follows and he felt that there was no excuse for them to arbitrarily change the approved building color.

Mr. Moore said that part of the approval of the Nieman Marcus project was how it related to the Esplanade and that the two structures absolutely had to be compatible. He felt that a deal is a deal and said this was done by Neiman's because as Mr. Malashie said they wanted their own individuality. In the Town of Palm Beach, individuality is governed by ARCOM and by the Town Council. The Town Council and the public all depend upon ARCOM to make this decision and they felt they were getting compatibility with the Esplanade across the street.

**MOTION BY MR. WIDEMAN TO HAVE THE PROJECT DONE IN THE APPROVED COLORS AND NOT HAVE ANY DEVIATION FROM IT.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

After discussion, it was felt that a denial of the application and having the criteria stated for the record and would also be appropriate action.

MOTION BY MR. WIDEMAN TO DENY THE APPLICATION IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE III, ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 A. THE PLAN FOR THE PROPOSED BUILDING OR STRUCTURE IS NOT IN CONFORMITY WITH GOOD TASTE, GOOD DESIGN, AND IN GENERAL, DOES NOT CONTRIBUTE TO THE IMAGE OF PALM BEACH AS A PLACE

OF BEAUTY, SPACIOUSNESS, BALANCE, TASTE, FITNESS, CHARM AND HIGH QUALITY. AND C. THE PROPOSED BUILDING OR STRUCTURE IS, IN ITS EXTERIOR DESIGN AND APPEARANCE, INFERIOR IN QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE. MOTION SECONDED BY DR. ROSENBERG. MOTION CARRIED UNANIMOUSLY.

A50-00 Roofing Material Change

Applicant: Daniel Veale
Address: 126 Peruvian Avenue
Project Description: Change shingle roof to tile - clay Altusa; Spanish "S."

No one was present to represent this project.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE AUGUST MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

The Roofing Contractor was present at this time and addressed the Commission regarding this project.

Mr. Frank said that the contractor came to him with a request for staff approval of the roof material change. He thought that the house was originally a British Colonial style that had some art-deco additions to it and none of the changes had anything to do with Spanish, Mission or Mediterranean styles. He suggested to the owner of the apartment building to do a plan to change the whole building in the Spanish style. He suggested reviewing the entire project rather than just review the roof by its self.

No further action was taken regarding this project.

A51-00 Roofing Material Change

Applicant: Diane Galdi
Address: 179 Inlet Drive
Project Description: Replace white flat tile with blue glazed clay barrel tile.

No one was present to represent this project.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

VIII. OTHER BUSINESS

SHORT LIST OF LANDSCAPE ARCHITECTS FOR THE BOYNTON LANDSCAPE PARK DEVELOPMENT.

Mr. Moore gave a brief background on this project and said that part of the negotiation and the end result of the loss of the park on Worth Avenue for the Neiman Marcus building, was the donation of the piece of property known as the Boynton Landscape property on Peruvian and South County Road to the town for the town's use. Upon the issuance of the Certificate of Occupancy for the Neiman Marcus building, the property will be turned over to the Town of Palm Beach with a free and clear title. The Town Council has decided to make a park out of at least two thirds of the eastern portion of the property. The other portion of the property may be a parking lot for town employees which will be landscaped as well. The Mayor had asked that an announcement to solicit landscape bids to develop the park be advertised. The response was not overwhelming and in fact only three landscape architectural firms did respond to the advertisement. One of the criteria of the Mayor's suggestion and the Town Council's approval was that ARCOM and Town Council would not know what firms the submittals came from. The Town Council also directed that the cost should not be a factor in ARCOM's determination. He passed out ballot forms to each of the Commission Members. The Town Council will review at their August or September meeting the proposals with the benefit of ARCOM's input.

Ms. Close and Mr. Frank presented each of the proposals to the Commission.

Mr. Frank said that firm "A" had four different options, three of which are invalid because they include a donation of the Casa Bendita wall and a sunken garden. He said that neither the wall nor the garden was available. The fourth scheme is a botanical garden which he believes follows the pattern taken out of the Town's original master plan created in 1929 which was designed by Bennett, Parsons and Frost.

Mr. Moore said the Casa Bendita wall is owned by Mr. And Mrs. Davis, and the neighbors to the west have an interest by deed. The attorney for the Davis' indicated there is no interest at this point to divest themselves of the wall.

Option "B" was described to have a bougainvillea on a pergola in a semi circular fashion. It has a classical wall facade with rounded arches on the top of it, cast stone balusters, a raised garden terrace and a pedestrian entrance from South County Road. A sculpture is also proposed at the base of the water fountain.

Option "C" has date palms, a fountain wall with a quarter circle corner at South County Road and Peruvian Avenue. A pathway running diagonally through the property will lead through two arched features. The arched or gateway feature will have jasmine growing on them with bench seating inside each arch.

Mr. Wheelock said that he was disappointed with the quality of the designs, he believed due to the reason of how the publication was handled. He said the town needs a design that has integrity and the integrity of any park deals with its context, its situation, pedestrian flow, etc. He felt that Option "C" was the only one that addressed the urban context and connected Worth Avenue and Peruvian Avenue, but looking at the cost breakdown, the individual was inexperienced. Option "B"'s construction drawings were loose, inconclusive and risky. Because the garden will be raised 18" surrounded with balustrades and a lot of necessary architectural elements, it would be very costly, but it could be designed down to work with the town budget. It was respectful of screening the parking lot and had two entrances giving the plan a destination, but it does not relate to any linkage to Peruvian or Worth Avenue. It is professional and it has some interesting ideas. Given the time frame, there are mistakes that could be corrected. He ranked Option "B" first, Option "C" second, and Option "A" third.

Dr. Rosenberg said that none of the three proposals met the standards of what they had hoped for this location and would like the Town Council to reconsider the method by which it seeks proposals from the landscape community.

Mr. Adams selected Option "B" as his first choice given the parameter of what they were asked to do. He felt the plan could be adapted to be more street friendly with an entrance on Peruvian Avenue.

Mr. Hoffman also selected Option "B" as his first choice, but he felt that it was very busy for such a small area, however, it screened the parking lot. He did agree with Dr. Rosenberg that "none of the above" are suitable choices.

Mr. Wideman felt that Option "C" was the best plan for this space. He read the definition of "Park" as stated in the dictionary. "A public area of and usually in a natural state having facilities for rest and recreation. He felt that Option "C" was the only one that

came close to this definition. The park should be visible from the street and should not have walls around it. It should be very accessible to the public and should be basically natural without a lot of walls, architecture and cement and stucco.

Mr. Messing agreed that none of the proposals were appropriate. The Commission would not be doing the best service by just taking the vote for the best proposal.

Mr. Schuler agreed with Mr. Wideman with Option "C."

Mr. Moore felt they should give the Town Council their opinions on the designs, but suggested they stated their recommendation includes "none of the above."

MOTION BY DR. ROSENBERG TO SUGGEST TO THE TOWN COUNCIL THAT THEY SOLICIT ADDITIONAL PROPOSALS THAT ARE MORE COMPREHENSIVE AND MORE COMPLETE THAN THE THREE THAT HAD BEEN RECEIVED.

MOTION SECONDED BY MR. MESSING.

MOTION CARRIED UNANIMOUSLY.

Mr. Wheelock said that each of these suggestions carries a time frame of ten to fifteen months that he felt was realistic. He suggested that the advertising run in the Palm Beach Post Times for one week or issue an "e" mail. Any competition would require a minimum of four weeks of design time. He said the original advertisement stated "the proposal should include design fees *if any*" and that a professional firm seeing this remark would assume they would be competing with a firm that will do it for nothing and may not be interested in competing.

Mr. Moore said that the Town Council requested this wording in the advertisement.

Mr. Wheelock understood, but felt that it would discourage a normal professional person who has to make a living.

Mr. Moore said that ARCOM will have the final plan before them for their vote, and this is just a narrowing down process.

IX. ADJOURNMENT

The meeting was adjourned at 3:40 p.m.

The next meeting of the Architectural Review Commission will be held on August 23, 2000 beginning at 9:00 a.m.

Chairman John Schuler

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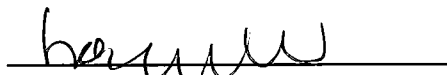
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