



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, JUNE 25, 2008

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be "abbreviated" in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town's website at www.townofpalmbeach.com or may obtain an audio recording (tape or CD) of the meeting by contacting Gretchen Dayton, Secretary to the Architectural Commission at (561) 227-6409. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER

Chairman Wheelock called the meeting to order at 9:00 a.m.

II. ROLL CALL

PRESENT:

Morgan Dix Wheelock, Chairman
William P. Feldkamp, Vice-Chairman
William J. Strawbridge, Jr., Member
Leslie C. Diver, Member
Thomas M. Youchak, Member
Jeffery W. Smith, Member
Samuel M. Boykin, Member
Kenn Karakul, Alternate Member (arrived at 9:14 a.m.)
Robert J. Vila, Alternate Member
John C. Randolph, Town Attorney
John Page, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

Ann L. Vanneck, Alternate Member, unexcused

III. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman Wheelock.

IV. APPROVAL OF THE MINUTES FROM THE APRIL 23, 2008 MEETING.

MOTION BY MR. FELDKAMP TO APPROVE THE MINUTES.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

V. SWEARING IN PERSONS TESTIFYING.

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

VI. PROJECT DEFERRALS/REMOVAL

None

VI. PROJECT REVIEW

**A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
DEFERRALS**

Formal action may be taken relative to these projects pending Town Council approval.

B41-08 Demolition & New Residence

Address:	144 Wells Road
Applicant:	Mr. and Mrs. Peter Cohen
Architect:	Smith and Moore Architects
Project Description:	Demolition of existing residence and construction of a new two-story British Colonial style residence.

The demolition portion of this project was referred to the Town Council for review at their July meeting. The Town Council deferred further action for a period of 30-60 days. The new residence was deferred by ARCOM to an unspecified date. Staff recommends deferral.

MOTION BY MR. SMITH TO DEFER THE PROJECT.

MOTION SECONDED BY MR. FELDKAMP.

Under discussion: Architect Harold Smith requested an informal review of the proposed new house, but it was the consensus of the Commission to not review this project until they receive direction from the Town Council.

MOTION CARRIED UNANIMOUSLY.

B44-08 Addition

Address: 911 North Ocean Blvd.
Applicant: Joan M. Goodman
Architect: Randall J. Dubois
Project Description: Addition previously approved by ARCOM June 27, 2007. Requesting extension for one year.

Mediterranean style house with barrel clay tile roof, cypress frieze and bracket cornice. The rectangular casement windows and semicircular arch top French doors adorn this classically designed house with an attached two-story guest house.

The applicant requests removal of this project from the agenda.

MOTION BY MR. SMITH TO REMOVE PROJECT NUMBER B4-08 FROM THE AGENDA.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B49-08 Addition

Address: 160 Seaview Avenue
Applicant: George Gardner
Architect: SKA Architect + Planner
Project Description: Rear: Enclose existing one-story terrace and add bathroom and closet.
Side: New covered terrace to match existing.

The architect requests deferral to the July meeting.

MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE JULY MEETING.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

VII. PROJECT REVIEW

**A. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
DEFERRALS**

Formal action may be taken relative to these projects pending Town Council approval.

B30-08/SE-08 Demolition & New Tennis Building 5:12 *Landscape & Hardscape*

Address: 228 Country Club Road
Applicant: Palm Beach Country Club
Architect: SKA Architect + Planner
Project Description: Demolish existing structure, construct two tennis courts and a two-story 2,792 square-foot tennis lounge.

This project was approved at the May meeting with the provision to return to the June meeting for review of the landscape & hardscape.

Architect Pat Segraves requested deferral of this project to the July meeting.

**MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE JULY MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

**B. TOWN COUNCIL PROJECTS - VARIANCE REQUESTS
NEW BUSINESS**

Formal action may be taken relative to these projects pending Town Council approval

B43-08/SPR5-08 New Residence 6:41

Address: 150 Kings Road
Applicant: Kings Estate, Inc.
Architect: SKA Architect + Planner
Project Description: New two-story classical style home to be approximately 6,900 square feet. (A site plan review is requested to construct a single family residence on a non-conforming lot which is 100 ft. wide in lieu of the 125 ft. minimum, 143 ft. in depth in lieu of the 150 ft. minimum required and 14,308 sf. in area in lieu of the 20,000 sf. minimum required. A variance is requested to allow a building height plane setback of 35 ft. in lieu of 62 ft. minimum required.)

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

Attorney Maura Ziska stated that this lot is undersized in area, width and depth. They also ask

for a building height plane variance for the entry feature of 35 ft. in lieu of 62 ft. which is required.

Architect Pat Segraves presented photographs of the vacant lot and the neighboring houses. The proposal is a two-story house with a banding under the second-story casement windows. He presented a building color sample and said that the color is called "Misty Umber."

It was thought that the ceiling heights could be lowered and the entry pediment could be eliminated, thereby, requesting less of a variance from the code. It was also suggested to push the house away from the street.

Landscape Architect John Lang indicated that cocoanut palm trees will be planted along each side of the property. Mr. Lang was asked to give serious attention to the site screening because one row of cocoanut palm trees will not provide privacy for the neighbors.

Zoning Administrator Paul Castro noted that the lot is non conforming in depth by about 7ft.

**MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE JULY MEETING
BASED ON THE FACT THE COMMISSION FEELS THAT BOTH THE VARIANCE
REQUESTS AND THE ARCHITECTURE NEEDS TO BE RESTUDIED.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None.

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B16-08 New Residence 9:00

Address: 235 Via Vizcaya
Applicant: Richard D. Kurtz
Architect: Ralph Cantin
Project Description: New two-story, single family residence.

This project was deferred from the February and May meetings for restudy. It was deferred from the March meeting at the staff's recommendation and deferred from the April meeting at the architect's request.

There were no ex parte communications disclosed regarding this project.

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Attorney Chris Benvenuto, of the law office of Gunster Yoakley, was in attendance representing Via Vizcaya (the applicant).

Court Reporter Stacey DeRiniter was in attendance to record the proceedings of the project.

Builder Joe Brennan announced that Architect Ralph Cantin was unable to make the presentation today. Mr. Brennan stated that the height of the coach house was reduced by 3' and they reduced the size of the main house.

Landscape Architect John Lang presented the preliminary landscaping for this project.

Mr. Wheelock asked Mr. Lang to leave an open view of the water for the neighbors to enjoy.

The Commission was troubled by the size of the house, but the garage wing was the main concern. It was suggested making the garage one-story, to eliminate the cabana and push the two garages together, and separate the garage from the main house.

**MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE JULY MEETING
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B32-08Addition

Address: 110 Chateaux Drive
Applicant: Alexander L. Fanjul
Architect: Ames Bennett
Project Description: Single story 1,147 sq. ft. family room addition with recreation room appendages to northeast area of the existing two-story house.

This project was deferred from the May meeting for restudy.

Chairman Wheelock announced that the architect requested deferral of project B32-08 and the next one on the agenda, B33-08 to the July meeting.

Attorney Greg Kino, representing the neighbors to this property, Mr. and Mrs. Vanneck, was in attendance and addressed the Commission at this time.

SEE MOTION UNDER B-33-08.

B33-08 Addition

Address: 224 West Indies Drive
Applicant: David R. Klemm
Architect: Ames Bennett
Project Description: Build a 348 sq. ft. one-story sitting room addition to the northeast corner of the existing one-story home.

This project was deferred from the May meeting for restudy. The architect had requested deferral to the July meeting.

**MOTION BY MR. SMITH TO DEFER THIS PROJECT TO THE JULY MEETING.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B34-08 Hedge1: 09:11

Address: 515 North County Road
Applicant: Trump Properties LLC
Attorney: Raymond W. Royce
Project Description: Replace existing 6 ft. high ficus hedge with a silver buttonwood hedge along North County Road.

This project was approved with the agreement to present an elevation drawing from the street showing the 8ft. silver buttonwood plants augmented by the 20ft. silver buttonwood trees.

Mr. Wheelock said he had a discussion with the landscape consultant concerning the health of the plants that have been put in place.

Court Reporter Stacey DeRiniter was in attendance to record the proceedings of the project.

Attorney Ray Royce, representing Trump Properties, stated that the silver buttonwood hedge has been installed. Mr. Royce introduced Mr. Harris as an expert witness and submitted his resume to the clerk and the court reporter. He asked for consideration to postpone discussion or evaluation in terms of adding anything else to this hedge until after the hurricane season. Then evaluate the growth of the material that has been planted.

John Harris with Landscape Economics Earth Advisors, said that he located buttonwood that was larger as far as the canopy than what he had previously located. He explained that the plants were delivered with soot/mold which has burned off leaving some discoloration, but the plants are not in jeopardy. They decided to keep the ficus hedge to the north of the main house because there would not be enough room to plant the buttonwoods behind the property line and between

the carriage house.

From a design point of view, the Commission felt that the ficus hedge to the north of the driveway should be buttonwood for balance and to bring it as far north before it gets too close to the building. Also, at last month's meeting the Commission took a vote and decided to put a second layer of buttonwood trees. The applicant was asked to come back with elevation drawings of what the hedge would look like with the trees.

Mr. Royce asked to postpone discussion of a second layer of trees until after the hurricane season and to reevaluate the situation at that time. He stated that by that time the growth of the hedges maybe sufficient enough to screen the house.

It was stated that the decision to plant trees has already been made, although, it was commented that the Commission is willing to be reasonable and allow the planting of the trees after the hurricane season. It was also stated that this is the growing season and the trees should be planted now.

Attorney Randolph stated that if the applicant does not comply, this issue could go back to Code Enforcement.

Chairman Wheelock passed the gavel to Vice-Chairman Feldkamp.

MOTION BY MR. WHEELOCK THAT THE APPLICANT IS TO PROCEED IMMEDIATELY WITH THE SECOND ROW OF BUTTONWOOD PLANTING AS SPECIFIED IN THE LAST MEETING, (the motion at the May 2008 meeting was made by Mr. Smith to approve the substitution of ficus with silver buttonwood eight feet tall at installation and to over plant and undulate with trees of silver buttonwood of twenty feet tall. The motion was seconded by Mr. Strawbridge and the motion carried unanimously), AND TO REPLACE THE FICUS MATERIAL WITH BUTTONWOOD MATERIAL ON THE NORTH SIDE OF THE DRIVEWAY.

MOTION SECONDED BY MS. DIVER.

Under discussion: It was clarified that the applicant will return next month for review and with photographs of the progress.

MOTION CARRIED UNANIMOUSLY.

B35-08 Extend Height of Elevator Tower 1:32:50

Address: 250 Worth Avenue
Applicant: Burton Handelsman
Architect: James C. Paine, Jr.
Project Description: Extend existing elevator tower height from current height of 22 ft. to 25 ft. and add a barrel tile hip roof (previously approved by ARCOM, April 2007.) Add parapet walls to screen existing a/c equipment on adjacent roofs. Replace existing trellis at the south end of Via Lela with new arched trellis with seating benches.

This project was deferred from the May meeting for restudy.

There were no ex parte communications disclosed regarding this project.

Architect Jim Paine reviewed the changes that have been made to the project which included an increase of height of the elevator and removal of some of the decorative elements.

Because the material and number style for the clock have not been finalized, it was requested to bring it back for review. Other comments were, that the clock and the pilasters were not appropriate for this Via area. Also, the elevator height should be dropped 3' and should have plane stucco sides with a clay barrel tile roof.

**MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JULY MEETING TO SIMPLIFY THE LEVEL OF DETAILS ON THIS PROJECT.
MOTION DIED FOR A LACK OF A SECOND**

**MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO MAKE THE ELEVATOR TOWER TO BE AT ITS ORIGINAL HEIGHT WITH A BARREL TILE ROOF, NO CLOCK, NO PILASTERS, NO ARCHES.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.**

B38-08 Demolition & New Cabana, Landscape & Hardscape 1:50:03

Address: 735 North Lake Way & 269 Ridgeview Drive
Applicant: Axel Zdarsky and Richard Schattie, Trustees
Architect: Bridges and Marsh
Project Description: Demolition of existing residence at 269 Ridgeview Drive, addition of a two-story cabana containing 1,050 sq. ft., a one-story covered loggia and new pool hardscape and landscape improvements.

At the May meeting, demolition was approved and the review of the cabana and landscaping were deferred for restudy.

There were no ex parte communications disclosed relative to this project.

Architect Mark Marsh presented the revised project which included the removal of the pergola on the second floor balcony and revised balcony railing having pilasters and piers. The windows on the main house will be replaced with impact windows to match the new cabana.

Landscape Architect Mark Jacobson stated that the stabilized grass guest parking area was eliminated and two hard surface parking spaces were created. He advised that the hedge along the front of the property will remain throughout construction.

It was agreed to eliminate the panels at the bottom of the gate and to keep the gate color black.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO REMOVE THE PANELS ON THE GATE.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MAJOR PROJECTS

B45-08 Addition 2:06:02

Address: 217 List Road
Applicant: Jason Guari
Architect: Randall Dubois
Project Description: Addition (174 sf.) along east wall single story single family residence.

There were no ex parte communications disclosed relative to this project.

Architect Randall Dubois presented the 174 sf. project.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. SMITH.
MOTION CARRIED UNANIMOUSLY.**

B46-08 Demolition & New Residence 2:09:37

Address: 200 Merrain Road
Applicant: Mark Mason and Isabella Kron
Architect: Ralph Cantin
Project Description: Demolish existing one-story residence. Construct a new two-story

Mr. Vila, Mr. Youchak and Mr. Wheelock said they visited the site. Mr. Smith said he spoke with Mr. and Mrs. Stewart, the adjacent neighbors at 210 Merrain Road. All of the Commissioners said they received letters from the Stewart's.

Frank Yang, representing Architect Ralph Cantin, stated that the proposed demolition is of a house that was built in 1945 and designed by Architect John Volk. He noted that numerous renovations have been done to the interior of this house. Mr. Yang did not have mini plans or a demolition landscape plan.

It was requested that the original drawings of the house and the site plan, that the town has on file, should be presented. And, that color photographs need to be presented to the Commission and then submitted to the Preservation Foundation.

**MOTION BY MR. SMITH TO DEFER THE PROJECT TO THE JULY MEETING.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

B47-08 Landscape, Hardscape and Landscape Lighting 2:16:25

Address: 447 Primavera Avenue
Applicant: Randall and Barbara Smith
Landscape Architect: Steven M. Dauber
Project Description: Landscape, hardscape and landscape lighting.

Mr. Karakul and Mr. Wheelock said they met with the landscape architect.

Landscape Architect Steven Dauber introduced Steven Wilson of the Saladino Group and Hanna Suhr from Greg Yale Landscape Lighting. Mr. Dauber proposed a formal Italian landscape plan which incorporates Confederate jasmine, white magnolia, white oleander and pineapple guava hedging. He said that the landscape lighting is extensive, but it will not exceed two-foot candles

anywhere on the plan.

After discussion regarding the amount of parking for parties, it was suggested to widen the driveway entry in order to get one car in and one car out at the same time.

**MOTION BY MR. SMITH TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

B48-08 Demolition 2:32:09

Address: 1 Pelican Lane
Applicant: Dana Landry and William Moody
Architect: Thomas M. Kirchhoff
Project Description: Demolition of existing residence and pool.

Mr. Wheelock said he visited the site.

Architect Betsy Rosen proposed demolition of a home that was designed in 1936 by Architect John Volk. The home has had extensive modifications to it over the years. The goal is to demolish this house and build a one-story guest house for the landmarked home next door. It was stated that the landmarked house was also designed by John Volk. Ms. Rosen agreed to relay to the owners that if they do not want the cocoanut palm trees on the site, they can donate them to the town.

**MOTION BY MR. SMITH TO APPROVE DEMOLITION WITH THE PROVISION TO
SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND THAT
PHOTOGRAPHS BE TAKEN OF THE HOUSE, INSIDE AND OUT, AND SUBMIT
THEM TO THE TOWN AND THE PRESERVATION FOUNDATION.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None

F. NEW BUSINESS - MINOR PROJECT

None

VIII. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING ZONING AND BUILDING DEPARTMENT

Chairman Wheelock reported that the Town Council has requested that the Commission discuss several items. The first item to be discussed is the ruling of the use of "S" tiles and next month it will be the removal of storm shutters in a timely manner. The Commission reconsidered the rule to replace "S" tile roofing with barrel tile if a building were damaged more than 50%. It was noted that all of the (national/state/local) building codes require a building to be brought up to the current code if any improvement exceeds 50%. Therefore, the Commission felt that their 50% ruling to upgrade roofing material was in order.

MOTION BY MR. FELDKAMP THAT THE CURRENT POLICY REGARDING REPLACEMENT OF "S" TILE ROOFS WITH BARREL TILE BE MAINTAINED AS PREVIOUSLY AGREED. (Dated January 23, 2008)

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

Mr. Page informed the Commission that the Town Council deferred the artificial turf appeal to their September meeting. He said that he will notify the Commission Members when the Town Council will discuss the issue of conflict of interests.

IX. ADJOURNMENT

The meeting was adjourned at 12:09 p.m.

The next meeting of the Architectural Commission will be held on Wednesday, July 23, 2008 at 9:00 a.m.

Respectfully submitted,

Morgan Dix Wheelock, Chairman