



TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION

WEDNESDAY JUNE 23, 2004

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Eric Adams, Member
Marvin Rosenberg, Member (arrived at 9:03 a.m.)
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
Robert Moore, Director Planning, Zoning & Building
Tim Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Chairman Wideman.

IV. APPROVAL OF THE MINUTES FROM THE MAY 26, 2004 MEETING.

MOTION BY MR. WHEELOCK TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. ADAMS.

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

B25-04 Addition

Applicant: 171 Royal Poinciana, LLC
Address: 171 Main Street
Architect: Shibao International Corporation
Project Description: Proposed renovation and addition to an existing non-conforming residential building seeks to reduce the intensity of use by turning three units into single family and providing off-street parking where none is provided now. Challenged by the extreme site condition, the proposed strives to become a significant addition to the Town of Palm Beach both architecturally and aesthetically.

This project was deferred from the April meeting at the architect's request and deferred from the May meeting at the staff's recommendation. Staff again recommends deferral.

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.

The architect requests deferral to the July meeting.

B46-04 Demolition and New Residence

Applicant: Mr. And Mrs. Steven Dattels
Address: 430 Brazilian Avenue
Architect: SKA Architect + Planner
Project Description: Demolition of existing one-story apartment building and construction of new two-story Mediterranean style home to be approximately 4,800 square feet.

The architect requests deferral to the July meeting.

B47-04 Demolition

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

The architect requests removal from the agenda.

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

The architect requests deferral to the July meeting.

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.

The architect requests deferral to the August meeting.

**MOTION BY MR. ADAMS TO DEFER PROJECT NUMBERS B25-04, B45-04, B46-04, B55-04 AND B56-04 TO THE JULY MEETING.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. WHEELLOCK TO REMOVE PROJECT NUMBER B47-04 FROM THE AGENDA.
MOTION SECONDED BY FELDKAMP.
MOTION CARRIED UNANIMOUSLY.**

VII PROJECT REVIEW

Note: The following items were not heard in order of the agenda, but were heard as persons were present to make their presentations.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

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 meeting as no one was present to represent the project. Demolition

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of the existing residence was approved and the new residence was deferred at the May meeting.

Designer Pablo Solis requested project deferral to the July meeting.

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

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

B30-04 New Cabana & Revisions to Main House

Applicant: Casey Cowell
Address: 150 Clarke Avenue
Architect: Searl and Associates Architect
Project Description: Changes to existing primary structure include; new windows, removal of quoins, kitchen remodel, new roof tile and new hardscape materials, also a stand alone cabana accessory structure. Materials are stucco, block and wood, glass.

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

Mr. Youchak, Ms. Diver, Dr. Rosenberg, Mr. Feldkamp, Mr. Adams, Mr. Wideman, Mr. Wheelock and Mr. Zukov stated they met with the architect and reviewed the plans. Mr. Shaw said he met with Mrs. Royal, the neighbor to the west of this project.

Designer Raphael Saladrigas asked for deferral of the project to the end of the meeting as the primary architect was not in attendance. He also requested moving project numbers B52-04 and B53-04 later in the meeting.

Chairman Wideman moved these projects to the end of New Business - Major projects.

Architect Linda Searl presented a model and drawings of the revised project. She explained that the swimming pool will be relocated so that the cabana can be moved closer to the house. Therefore, the request for a variance is no longer an issue. The garage that was proposed at last month's meeting has been deleted from the plans. The additions to the house include a stairway/library and a laundry room.

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

Landscape Designer Mario Nievera presented landscape plans.

**MOTION BY DR. ROSENBERG TO APPROVE THE LANDSCAPE PROJECT AS
PRESENTED.
MOTION SECONDED BY MR. ZUKOV.
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; a review of the Town of Palm Beach Building Department records on 11 Via Vizcaya (the “property”) was conducted. According to the records, the building permit for the original one-story structure, designed by Architect Henry Harding, was issued in (July 1955), Various additions have been made since the single-family dwelling was constructed in 1955, including, but not limited to, additional bedroom-bath on south side (June 1959); alterations/additions to pool house and residence (June 1973); addition to south side of new living room (July 1973); bedroom addition to pool house (May 1978); roof addition (July 1978); garage addition (May 1981); installation of a fence (November 1982); an enclosed porch (October 1984); re-roof (October 1988); fill-in addition to maid’s room (June, 1993) and, new roof (July, 1993). The owner and project architect, Roger Patton Janssen, AIA, are not aware of any historical significance to the property and/or structure. The extensive landscaping proposed for this property is shown on the accompanying plans. New structure; the new two-story home, the colors of which are listed on the front page of the application, has a Bermuda style of architecture, as shown on the accompanying plans.

This project was deferred from the April meeting at the architect’s request and from the May meeting at the attorney’s request.

There was no one to represent this project at the time it was called.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JULY MEETING.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.**

B36-04 New Residence SE19-2004

Applicant: Arturo V. Burigatto
Address: 137 Australian Avenue
Architect: SKA Architect + Planner
Project Description: Construction of new two-story Mediterranean style house.

This project was deferred from the May meeting at the staff's recommendation.

As no one was present to represent the project, Chairman Wideman moved it to the end of New Business - Major Projects.

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

Architect Pat Seagraves stated that this project required a site plan approval as the lot is narrower than the required width. He presented a building materials sample board of acid washed cast stone, pecky cypress wood and clay barrel roofing tiles. The building color will be white with tan windows. He remarked that the water table will either be made of cast stone or stucco. Mr. Seagraves was asked why he considered the style of the house Mediterranean. He replied, "mainly because of the building materials." He further commented that the style could be considered Spanish.

Much discussion took place at this time regarding architectural styles of new construction. It was felt that same style has been repeatedly presented to the commission.

There was a concern that there will not be enough room for drainage and screening on either side of the two-story house because the lot is only 75 feet wide. Other Commissioners commented that the proposal was very nice, but thought the chimney may be too tall.

**MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT SUBJECT TO
LOWERING THE CHIMNEY.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

B43-04 Additions & Revisions

Applicant: Thomas and Mary Gilbane
Address: 225 Sandpiper Drive
Architect: Ralph T. Cantin
Project Description: Bedroom and family room addition (891-s. f.). New house color, a new roof, remodeled front entry.

This project was deferred from the May meeting at the staff's recommendation.

There were no ex parte communications regarding this project.

Architect Ralph Cantin stated that the project is a modest addition to a modest house. He presented a sample of a grey cobblestone roof tile.

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

B. NEW BUSINESS - MAJOR PROJECTS

B48-04 Addition

Applicant: Mr. Steve Gagne
Address: 1181 North Lake Way
Architect: Dailey Janssen Architects
Project Description: Second floor addition above existing one-story garage; match all existing building materials.

No one was present when this project was called; it was heard again later in the meeting.

There were no ex parte communications disclosed.

Architect Roger Janssen presented the second floor addition over an existing one-story garage. Additionally, the garage and main house will be connected with an in-fill addition to complete the project.

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

B49-04 Demolition

Applicant: James C. & Julie E. Byers
Address: 278 La Puerta Way
Contractor: Janssen Construction
Project Description: Demolition of existing residence.

Contractor Benno Janssen did not have photographs of the existing house for his demolition request. Therefore, he asked that the project be deferred to the end of the meeting.

Mr. Janssen was not in attendance at the time the meeting was adjourned. This project will remain on the agenda as no formal action was taken.

B50-04 Storefront

Applicant: Palm V Associates
Address: 244 Worth Avenue
Architects: Robert Bell / Paul Ruffing
Project Description: New clear glass in polished stainless steel frame storefront, signage and awning.

Mr. Wheelock said he visited the site.

Architect Robert Bell presented the project to the commission. Project Architect Paul Ruffing, representing the tenant Jimmy Choo Shoes, was available to answer questions.

After discussion of the Worth Avenue Guidelines relative to storefront glass, Mr. Ruffing agreed to raise the display window sill from ground level.

Because the plans did not reflect the dimensions of the proposed sign, it was not considered with this project.

MOTION BY MR. WHELOCK TO APPROVE THE PROJECT WITH THE PROVISION TO USE AN 8" RISE IN THE DISPLAY WINDOW AND PAINT THE BUILDING WHITE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B51-04 Cabana SE17-2004

Applicant: Kevin M. and Lisa McGovern
Address: 224 South Ocean Boulevard
Architect: Robert L. Bell
Project Description: Construction of a new 350 s. f. beach cabana.

There were no ex parte communications disclosed regarding this project.

Architect Robert Bell said that they have received Town Council approval to build a 350 s.f. cabana building with the conditions that the building cannot be taller than 12-feet and the maximum dimension can be no more than 20-feet. He indicated the building materials will match the main house which include: Canadian cedar shake roofing, round columns, glass panels and painted wood shingle walls. He noted that four trees will be added to the site and that the drainage plan has been approved.

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

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B52-04 Addition

Applicant: Richard and Karen True
Address: 242 Tangier Avenue
Architect: Brower Architectural Assoc.
Project Description: Changes to a previously approved project. The changes include widening the north facade and a kitchen expansion.

There were no ex parte communications announced.

Designer Raphael Saladrigas presented the project. He pointed out that the lot is non conforming. As such, they will present the site plan to the Town Council for approval. The changes include expansion of the kitchen and the widening of both bays for a total width of 3 ½

feet.

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

MOTION SECONDED BY MR. ADAMS.

MR. ZUKOV OPPOSED.

MOTION CARRIED 6-1.

B53-04 New Residence V9-2004

Applicant: Tom Turchan
Address: 247 Queens Lane
Architect: Brower Architectural Assoc.
Project Description: New two-story Monterey style residence.

There were no ex parte communications announced.

Designer Raphael Saladrigas described the architecture of the house as British Colonial/Monterey. He explained that the front yard set back requirement is 30-feet for two-stories, but because the lot is small, they propose placing the front facade of the building at 24-feet. For some relief, the front loading garage will be recessed slightly. After some debate, he contended that other houses on the street were built when the front yard set back requirements were 25-feet. Mr. Turchan and neighboring property owner, Dr. Whitfield, have agreed to plant an 18-foot tall hedge before construction begins. He noted that all of the drainage will be in the front of the property.

The hardship to build the house closer to the street was questioned. Mr. Moore remarked that there are many undersized lots in town with houses built to meet the code. He reminded the commission that they are to look at the architecture and how it sits on the property.

Mr. Saladrigas said the house is set back from the street 27-feet 4-inches with a balcony extending 3-feet 4-inches beyond that point. He was asked if they chose a different style of architecture, without a balcony, would they still ask for a variance? Mr. Saladrigas responded, "yes."

Dr. Graham Whitfield addressed the commission and noted his concerns of his privacy from the two-story home and noise from the air-conditioning equipment. Mr. Turchan and Mr. Saladrigas assured him that no loud equipment will be placed on his side of the property. They also agreed to screen the second floor from his property by planting an 18' high ficus hedge that will be installed at the time of construction.

It was suggested pushing the house back to meet the set back requirements or design a house for the property. Mr. Saladrigas argued that if the house were pushed back to the required 30-feet and the other houses are set back 25-feet, the house would be an oddity on the street. He was asked why he could not move the face of the house back 2½-feet. He replied, “to what purpose.” After much debate, Mr. Saladrigas agreed to consider diminishing the variance request and push the face of the house back to meet the set back requirement. It was also suggested to redesign the driveway to conceal the front loading garage.

**MOTION BY MR. ZUKOV TO RECOMMEND TO THE TOWN COUNCIL TO MOVE THE HOUSE TO THE 30 FOOT SET BACK AND FOR ARCOM TO APPROVE THE ARCHITECTURAL DESIGN OF THE HOUSE.
MOTION DIED FOR A LACK OF A SECOND.**

**MOTION BY MR. WHELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT ARCHITECTURALLY THE PROBLEM CAN BE SOLVED WITHOUT A VARIANCE.
MOTION SECONDED BY MR. FELDKAMP.**

**SUBSTITUTE MOTION BY DR. ROSENBERG THAT ARCOM RECOMMENDS APPROVAL OF THE PLANS AS SUBMITTED.
MOTION SECONDED BY MR. ZUKOV.**

ROLL CALL:

DR ROSENBERG	YES
MR. ZUKOV	YES
MR. WHELOCK	NO
MR. ADAMS	YES
MR. SHAW	NO
MR. FELDKAMP	NO
MR. WIDEMAN	NO

MOTION FAILED 4-3

It was Mr. Moore’s observation that the commission’s intent was to recommend that the building facade be set back 30-feet leaving the balcony projecting into the front yard.

MOTION BY MR. SHAW FOR THE TOWN COUNCIL TO CONSIDER THAT THE STRUCTURE IS PUSHED BACK SO THAT THE BUILDING FACADE MEETS THE CODE WHICH WOULD BE A MINIMAL REQUEST, AND THAT ARCOM HAS NO OBJECTION TO THE POSITIONING OF THE BALCONY. MOTION SECONDED BY MR. ZUKOV. MOTION CARRIED UNANIMOUSLY.

B54-04 Demolition

Applicant: Marc and Lisa Haisfield
Address: 242 Wells Road
Architect: Smith and Moore Architects
Project Description: Demolition of a two-story Mediterranean style home.

There were no ex parte communications disclosed regarding this project.

Architect Harold Smith reported that the original Spanish style wood frame and stucco residence was designed in 1929 by Floyd T. Kings Architect for B. F. Husson. The large trees and tall hedge material will remain around the perimeter of the property. However, the existing wall and hedge will be removed from the front of the property.

MOTION BY MR. WHELLOCK TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND TO ADD A SCREEN ALONG THE WELLS ROAD PROPERTY LINE. MOTION SECONDED BY MR. ZUKOV. MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened at 1:25 after a lunch break.

B57-04 New Residence

Applicant: Dean DeSantis
Address: 589 North County Road
Architect: Phoenix Architecture
Project Description: New two-story residence with a separate carriage house.

Dr. Rosenberg and Mr. Shaw were not in attendance at the time this project was called. Therefore, Ms. Diver and Mr. Strawbridge were voting relative to this project.

Mr. Youchak, Ms. Diver, Mr. Feldkamp, Mr. Adams, Mr. Zukov and Dr. Rosenberg indicated that they met with the architect and reviewed the plans.

Architect Lynn McColl presented a revised project that had been reviewed over a year ago. She noted that a point of measurement variance was approved for this project. The Mediterranean style home will have matching stair towers flanking the house. The building materials include pecky cypress wood, cast stone and leaded glass. She discussed the landscaping briefly and stated that an existing arched ficus hedge will be relocated at the entry of the new driveway.

It was advised that when the demolition was granted, a condition was made to keep the hedge along the front of the property. It has been cut back, and a year later it is two-feet tall and has oleanders planted behind it. Some Commissioners thought the architecture was a great improvement from the previous approval and others felt that the architecture was undistinguished and needed to be restudied.

**MOTION BY MR. ZUKOV TO APPROVE THE PROJECT SUBJECT TO
PLANTING A TWELVE FOOT HIGH FICUS HEDGE ALONG NORTH COUNTY
ROAD PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.**

MOTION SECONDED BY MR. WHEELOCK.

MR. FELDKAMP OPPOSED.

MOTION CARRIED 6-1.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

None

D. NEW BUSINESS - MINOR PROJECTS

A17-04 Hardscape & Lighting

Applicant: Mr. Stuart Wexelman
Address: 1620 South Ocean Boulevard
Landscape Designer: Mario Nievera
Project Description: Proposed hardscape, planter designs and lighting plan design.

There were no ex parte communications disclosed

Landscape Designer Mario Nievera presented Landscaping, hardscaping and lighting plans for the site. He proposed cast stone and brick material for the terrace and brick pavers for the driveways. The front lawn will have cocoanut palm trees, noronhia with mimusops and green island ficus. The proposed four-feet high property wall will have entry piers with lights. Also, some of the trees on the site will have up lighting.

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

A18-04 Landscape

Applicant: Paul Birmingham
Address: 264 Sanford Avenue
Landscape Designer: Brett C. Armstrong
Project Description: Landscape and partial deck

Mr. Wheelock said he visited the site.

As Mr. Armstrong does not have a licensed architect working in his office, he was asked to have the landscape architect present.

Landscape Designer Brett Armstrong introduced Landscape Architect Scott Mosolf. Mr. Armstrong explained that ficus hedging, black bamboo, nuronhia palms and tropical foliage will be planted in the driveway island. Travelers palms will block out the home to the west of the property. An eureka palm hedge will be planted along the sides and rear of the property. A small fountain is proposed for the rear property wall, but he was not sure of the design at this point. Mr. Armstrong stated that the owner was debating on using fox tail palms or Alexander

palms.

Discussion took place regarding the completeness of the presentation as Mr. Armstrong did not have the site calculations and hardscape plans.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A19-04 Roof Material Change

Applicant:	Robert Monks
Address:	220 Ocean Terrace
Contractor:	Carpenter Roofing
Project Description:	Change concrete tile roof white to fiberglass dimensional/white shingle. (Bottom story only) Top portion is about ten years old, but will change if necessary.

Property Manager Tom Cassarino, representing the property owner, proposed a roof material change from white concrete tiles to white shingles on one section of the roof.

MOTION BY MR. ADAMS TO APPROVE THE PORTION OF THE ROOF THAT NEEDS NEW TILE, HAVE THE SAME TILE THAT IS ON THE REST OF THE ROOF.

It was stated that the commission would have to move on the application, which was to change to material.

MR. ADAMS WITHDREW HIS MOTION.

MOTION BY MR. SHAW TO DENY THE APPLICATION BASED ON THE CRITERIA SET FORTH IN ARTICLE III. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 (3) THE PROPOSED BUILDING OR STRUCTURE IS IN ITS EXTERIOR DESIGN AND APPEARANCE INFERIOR QUALITY SUCH AS TO CAUSE THE NATURE OF THE LOCAL ENVIRONMENT TO MATERIALLY DEPRECIATE IN APPEARANCE AND VALUE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A20-04 Landscape, Hardscape & Lighting

Applicant: Mr. And Mrs. Morrison
Address: 247 Southland Drive
Architect: Steven M. Dauber
Project Description: Landscape plan - landscape, hardscape and landscape lighting.

Landscape Architect Steven Dauber proposed the landscape plan with a low hedge, two majoul palms, casia trees and Alexander palms at the front entry. The driveway will be Chicago brick on sand with the drainage areas along the sides of the front yard. A total of eleven light fixtures are proposed for the site. Responding to comments about the bare area on the north property line, Mr. Dauber replied that an existing hedge will have to be removed from the easement.

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

VIII OTHER BUSINESS

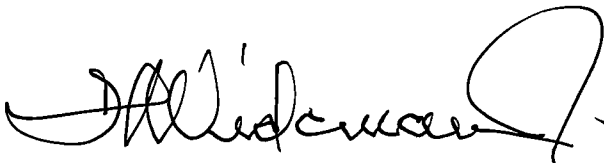
Architectural lecture by staff - "The Good, The Bad, and The Ugly"
Mr. Frank discussed the Landmark Manual and the section of the town code pertaining to ARCOM.

IX ADJOURNMENT

The meeting was adjourned at 2:50 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on Wednesday, July 28, 2004.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "F. Wideman, Jr.", with a large, stylized loop at the end.

Floyd L. Wideman, Jr., Chairman