

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION

MAY 28, 2008

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

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I. CALL TO ORDER

Chairman Wheelock called the meeting to order at 9:02 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
Robert J. Vila, Alternate Member
Ann L. Vanneck, Alternate Member
John C. Randolph, Town Attorney
John Page, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

ABSENT:

None

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. 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.

B30-08/SE-08 Demolition & New Tennis Building 1:37

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. (Special exception with site plan review for two tennis courts and a two-story tennis lounge. A variance to allow two tennis courts without a front yard setback in lieu of the 25-foot min. A variance for landscaped open space of 12.36% in lieu of the 45% min. Front yard landscape open space of 22% in lieu of 40% min. A variance to allow a 24-foot side yard building setback in lieu of the 28-foot min.)

Ms. Vanneck said she spoke with the architect on the telephone. Mr. Karakul, Ms. Diver and Mr. Feldkamp said they met with the architect and reviewed the plans. Mr. Wheelock and Mr. Youchak said they visited the site, and met with the architect and the landscape architect.

Attorney Frank Chopin, representing the Palm Beach Country Club, explained that the club wishes to upgrade the tennis courts and construct a club or a changing room for the members that will be using the tennis courts. They request a special exception to use the property as tennis courts and a variance to allow the courts to be built within the minimum 25 ft. front yard setback. Also, the tennis courts will not meet the open space requirement of 45%. They are proposing 12.3 % of open space. In addition, they propose placing the building 24 ft. from the western property line instead of the 28 ft. that is required.

Architect Pat Segraves presented photographs of the building proposed for demolition. He said the house was built in 1951 by contractor Richard Beymer and designed by Architect Byron Simonson. The building is in poor condition.

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

Mr. Segraves reviewed the floor plans of the new building. He indicated that the first floor will have a loggia area, a member lounge, restrooms and changing rooms. He stated that they are not exactly sure what the second floor will be used for right now. The building materials and colors will match the country club building. He said that the driveway will be small in order to accommodate golf carts in the most part, but there may be a car parked in the driveway occasionally.

It was pointed out that the second floor plan for the building has two bedrooms, two bathrooms, a living room, a dining room and a kitchen.

Mr. Frank stated that there will be no residential use in this building. The zoning district requires two garaged parking spaces on the site. In order to build a garage would require another variance.

Mr. Chopin stated that the club will not be used for a residence and said “we clearly make that representation to you.”

Responding to the suggestion to move the building 4 ft. from the property line and eliminate a variance, Mr. Chopin said no, they cannot. By moving the building farther to the east would place the building closer to the tennis courts which would negatively impact the entryway. Mr. Segraves stated that if the building were moved farther to the east, it would decrease the terrace space.

Landscape Architect Jeff Blakely presented the landscaping plan. He stated that there will be no lighting for the tennis courts.

Mr. Smith requested to screen the building from the road.

Mr. Wheelock requested that the building be moved four feet to the east to remove one variance and that the kitchen be removed from the second floor.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION TO REMOVE THE KITCHEN FROM THE SECOND FLOOR, THAT THE BUILDING BE MOVED 4 FT. TO THE EAST AND THE LANDSCAPING ON THE NORTH SIDE BE INCREASED.

Under discussion: Mr. Karakul felt that by moving the building closer to the tennis courts would look less handsome and appear “jammed” together.

AMENDED MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED WITH THE PROVISION THAT THE KITCHEN ON THE SECOND FLOOR BE REMOVED, LANDSCAPING TO BE INCREASED ON THE NORTH SIDE

OF THE BUILDING AND THAT THE DRIVEWAY WIDTH IS REDUCED FROM 13 FT. TO 11 FT.

MOTION FAILED FOR A LACK OF A SECOND.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED WITHOUT MOVING THE BUILDING, BUT TO RETURN NEXT MONTH FOR REVIEW OF THE HARDSCAPE AND LANDSCAPE.

MOTION SECONDED BY MR. SMITH.

ROLL CALL:

MS. DIVER	YES
MR. SMITH	YES
MR. FELDKAMP	YES
MR. STRAWBRIDGE	YES
MR. YOUCHAK	YES
MR. BOYKIN	NO
MR. WHELOCK	NO

MOTION CARRIED 5-2.

MOTION BY MR. FELDKAMP TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. STRAWBRIDGE.

ROLL CALL:

MR. FELDKAMP	YES
MR. STRAWBRIDGE	YES
MS. DIVER	YES
MR. YOUCHAK	YES
MR. SMITH	YES
MR. BOYKIN	YES
MR. WHELOCK	NO

MOTION CARRIED 6-1.

B31-08/SPR3-2008/SE9-08 Entry Addition 48:48

Address: 8 Sloan's Curve Drive
Applicant: Robin Peerenboom
Architect: Smith & Moore, Architects
Project Description: Demolition of stairs and 142 square feet enclosure of an entry terrace.
(A variance to allow an addition which will enclose the entry feature thereby increasing the lot coverage to 38.1% in lieu of 36.4% existing and the 35% maximum allowed.)

Ms. Diver, Mr. Wheelock, Mr. Feldkamp and Mr. Youchak said they met with the architect and discussed the plans.

Attorney Maura Ziska, representing the property owner, explained that the townhouses have open atriums which are unused space. There are other units that have already enclosed this space.

Architect Harold Smith pointed out that there are a variety of gates and entryways in the community. The proposed floor plan will have the existing stairs removed and replaced with a code compliant stair. The entry will have a cast stone pediment, a bronze finish aluminum door with dark glass and a round window above.

Mr. Smith thought that these changes were getting away from what the original architect intended. Therefore, he objected to the proposal on the architectural standards, but not the variance request.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. BOYKIN.

ROLL CALL:

MS. DIVER	YES
MR. BOYKIN	YES
MR. FELDKAMP	YES
MR. STRAWBRIDGE	YES
MR. YOUCHAK	YES
MR. SMITH	NO
MR. WHELOCK	YES

MOTION CARRIED 6-1.

MOTION BY MR. FELDKAMP TO RECOMMEND TO THE TOWN COUNCIL THAT THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE)

None

C. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B16-08 New Residence 3:48

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 meeting for restudy, deferred from the March meeting at the staff's recommendation and deferred from the April meeting at the architect's request.

Mr. Vila said he drove by the site. Mr. Wheelock and Mr. Feldkamp said they visited the site.

Architect Ralph Cantin indicated that the changes made to the project include removal of the two-story tower and landscape screening of the garage doors. To comply with the zoning code to meet the angle of vision the house was moved away from the street 9 ft.

Mr. Frank read a letter from Paul Z. Okean, dated March 25, 2008 opposing the proposed architectural plans.

It was commented that the carriage house should be lower in height to be subservient to the main house. The position of the house is driven by the site and not driven by architecture. The heaviness of the architecture is adding to the mass of the building. The house is big and long and does not fit in with the neighborhood. Several years ago three buildings were approved that were large for the neighborhood, but this project is even larger. From the perspective of the lake, being 135 long and 15 ft. from the edge of the lake, it would create something that looks like it belongs on the Grand Canal.

Builder Joe Brennan reported that the new house across the street has a lot coverage of 25%. Mr. Cantin added that a variance was granted for that house.

Mr. Strawbridge stated that the Architectural Commission has been forced into trying to solve the problems of oversize because of what has not happened on the zoning and planning side. He wished that the Town Council would look at this issue and require it to be solved where it should be solved, not architecturally, but in terms of size.

Ames Bennett announced that he is an architect representing two property owner on Via Vizcaya.

He said that this proposed project is in violation of the instructions to ARCOM as this proposal is way out of scale with the surrounding properties.

Monnie Donnelley, 4 Via Vizcaya, stated that this house is twice the size of her house and she has two lots that are bigger than these lots. The neighborhood is not in transition, as stated by the presenters, she has lived in her house for 23 years. She commented that the building looks like a hotel and that it is enormous.

Lillian Mchugh, 14 Via Vizcaya, said that most of the double lots on Via Vizcaya have a house on one lot and a small guest house or pool on the other lot. She commented on the excessive amount of windows on the house. She agreed that it looks like a hotel.

Attorney Peter Broberg, representing the owners of lots 10, 11 and 13, believed that this project requires a variance due to an easement that they are not including in their measurements. The average lot coverage in this neighborhood is 18.5% and this house takes 26% of the lot.

Don Malasky, owner/builder of 13 Via Vizcaya and part owner/builder of 10 and 11 Via Vizcaya, stated, "the mass of this house hits you as you drive into the circle of Via Vizcaya." He also stated that the proposed house looks like a significant hotel.

Mr. Cantin, responding to the comment of the average lot coverage, stated that most of the houses are at 18% lot coverage, but the recently built homes, on lot 10 has 23% coverage, lot 11 is 25% coverage and lot 13 (an interior lot) is at 24.2% coverage.

MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE JUNE MEETING WITH A BIG DECREASE IN MASSING OF THIS HOUSE AND TO SIMPLIFY THE ARCHITECTURE.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B25-08 Addition 39:55

Address:	324 El Bravo Way
Applicant:	Patricia Quick
Architect:	Ames Bennett/MPerry Design
Project Description:	Second floor addition over existing garage and laundry room, all exterior finished to match existing.

This project was deferred from the April meeting for restudy.

Ms. Diver, Mr. Wheelock, Mr. Feldkamp, Mr. Youchak and Mr. Strawbridge said they met with designer Michael Perry and discussed the plans.

Architect of record Ames Bennett introduced Architect Harold Smith who was standing in for Designer Michael Perry.

Architect Smith addressed the issues of the height of the building and the proportions of the windows, which were the Commission's concerns at the last meeting. He noted that the tie beam of the stairway connector was lowered 30 inches. The tie beam at the garage and the bedroom additions were lowered 18 inches. The windows were decreased in height to match the proportions of the existing windows.

MOTION BY MR. SMITH TO APPROVE THE PROJECT WITH THE PROVISION TO DROP THE GARAGE TIE BEAM HEIGHT AN ADDITIONAL TWO FEET.

Mr. Feldkamp commented that to lower the garage an additional two feet would not make a significant difference.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JUNE MEETING SUBJECT TO DROPPING THE GARAGE TIE BEAM AN ADDITIONAL TWO FEET.

Mr. Smith did not think the project needed to be deferred, but could be approved with this provision.

MR. SMITH WITHDREW HIS MOTION.

Mr. Strawbridge agreed that the project could be approved.

MR. STRAWBRIDGE WITHDREW HIS MOTION.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO DROP THE GARAGE TIE BEAM HEIGHT AN ADDITIONAL TWO FEET.

MOTION SECONDED BY MR. SMITH.

ROLL CALL:

MR. STRAWBRIDGE	YES
MR. SMITH	YES
MR. FELDKAMP	NO
MS. DIVER	YES
MR. YOUCHAK	YES
MR. BOYKIN	YES
MR. WHEELock	YES

MOTION CARRIED 6-1.

B26-08 Landscape& Hardscape 46:45

Address: 171 Via Del Lago
Applicant: Frances Scaife
Landscape Architect: Mario Nievera Design
Project Description: Proposed demolition of an existing building at 171 Via Del Lago.
Proposed new driveway and parking layout. Proposed new planting and relocations of existing planting.

At the April meeting, demolition of the home was approved and the landscaping project was deferred.

Mr. Vila and Mr. Wheelock said they visited the site. Ms. Diver said she met with the landscape architect. Mr. Feldkamp said he met with the landscape architect and visited the site. Mr. Strawbridge said he reviewed both sets of plans over the internet and returned comments to the landscape architect.

Landscape Architect Mario Nievera presented the project with layered planting and a ficus hedge along the street.

MOTION BY MS. DIVER TO APPROVE THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B28-08 Addition 51:14

Address: 200 Via Palma
Applicant: Ms. Jane Goldman
Architect: Lee Kvarnberg
Project Description: Demolition and reconstruction of kitchen and outdoor eating area.
(Addition of a second story and stairs to the cabana structure - *removed from the project description*).

This project was deferred from the April meeting for restudy.

Ms. Vanneck and Mr. Karakul said they spoke with the architect. Ms. Diver, Mr. Wheelock and Mr. Youchak said he discussed the plans with the architect by telephone.

Architect Lee Kvarnberg noted that the owner did not want to continue with the addition of the second story and stairs to the cabana structure. He then presented the kitchen renovation project.

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

MOTION SECONDED BY MS. DIVER.

MOTION CARRIED UNANIMOUSLY.

B29-08 Storefront 57:00

Address: 150 Worth Avenue
Applicant: Tory Burch
Architect: David A. Udkow
Project Description: New storefront for new tenant (Tory Burch) at Esplanade Shops.

This project was deferred from the April meeting for restudy.

Architect Jerome Baumoehl presented photographs showing two storefront windows facing Worth Avenue and two storefronts facing the entrance to the Esplanade. He also displayed photographs of Tory Burch storefronts in different cities.

As the orange door will be set back farther into the Esplanade via and after looking at a photograph of the orange door with a logo, the Commission did not have an objection to the door. However, the proposed polished brass window framing and logos were thought to be inappropriate material to use on Worth Avenue.

MOTION BY MS. DIVER TO APPROVE THE PROJECT WITH THE ORANGE DOOR, BUT KEEP THE WINDOW FRAMING THE SAME MATERIAL AND ADD THE LOGO TO THE DOOR.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MAJOR PROJECTS

B32-08 Addition 1:11:47

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.

Mr. Vila said he drove by the site.

Architect Ames Bennett introduced Designer Tony Ziaja who then presented the project.

Mr. Ziaja proposed an addition of 1,100 sq. ft. for a great room, a game room and a storage area. A new patio will be added with a garden wall around it that will vary in height.

The Commission felt that the plans were not complete enough to make a determination of how the finished construction will affect the overall look of the house. They also requested that mini

plans of the proposal be supplied to them. (The architect was unaware of this requirement.)

MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE JUNE MEETING.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

B33-08 Addition 1:19:39

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.

Ms. Vanneck declared a Conflict of Interest regarding this project and left the dias during the discussion. Mr. Vila said he visited the site.

Chairman Wheelock noted that the presenter did not have mini plans for the presentation.

Designer Tony Ziaja stated that the full size plans submitted to the town were complete.

Mr. Youchak noticed that on the plans that the staff had reviewed, it was commented that the roof needs to be adjusted to meet the angle of vision requirement.

MOTION BY MR. STRAWBRIDGE TO DEFER THE PROJECT TO THE JUNE MEETING.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

B34-08 Hedge 1:21:40

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.

Mr. Wheelock said he spoke with the environmental consultant on the telephone.

Attorney Ray Royce, representing the property owner, stated that the previous owner built a new home with the ARCOM direction to maintain the existing hedge along the road. Meantime, the 2005 hurricane destroyed the hedge. A new ficus hedge was planted, but it did not survive. They are here today to propose plant material other than the ficus which was agreed to and made part

of the deed. He introduced Landscape Economist John A. Harris an expert arborist. He submitted Mr. Harris' Curriculum Vital for the record.

Mr. Smith recalled how special the hedge was by the way it was maintained, the way it undulated and that it was the only hedge like it in the town.

John Harris with Landscape Economics Earth Advisors, proposed planting silver buttonwood hedges because of the higher tolerance to the wind. The installation height would be 8 ft. tall.

Ms. Vanneck referred to the deed restriction which stated the hedge height to be maintained at approximately 20 ft. She felt that the installation of hedge material at 8 ft. was insufficient and suggested planting trees and hedges to add height and undulation.

Mr. Royce proposed planting the hedging by mid June so that they can go back to the Code Enforcement Board and say ARCOM approved the material, it's in place and there is no need for further code enforcement action.

Mr. Wheelock suggested planting the 8 ft. hedge material and supplement clusters of 20 ft. trees behind it so that it begins to get some vertical articulation.

Robert Moore, representing the property owner, stated that the hedge was destroyed by hurricanes. The applicant has made attempts to replace the hedge, but the plants did not survive. He said the issue before ARCOM today is a new hedge and not the beautiful hedge that was once there.

Mr. Karakul stated that the community has endured for three years a lack of plant material on a deed restriction that was imposed and was supposed to be maintained. In addition, the height of the hedge needs to be reinforced by this Commission.

MOTION BY MR. SMITH TO APPROVE THE SUBSTITUTION OF FICUS WITH SILVER BUTTONWOOD EIGHT FEET TALL AT INSTALLATION, TO OVER PLANT AND UNDULATED WITH TREES OF SILVER BUTTONWOOD OF TWENTY FEET TALL.

Under discussion: It was agreed to come back to ARCOM next month with an elevation from the street showing this 8 ft. material augmented by the 20 ft. trees.

MOTION SECONDED BY MR. STRAWBRIDGE.

MOTION CARRIED UNANIMOUSLY.

B35-08 Extend Height of Elevator Tower 2:03:59

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.

Ms. Diver spoke with Mr. Paine on the telephone. Mr. Vila said he walked by the site. Mr. Wheelock visited the site and met with the architect. Mr. Strawbridge said he had a couple of conversations with the architect and received plans by e-mail.

Architect James Paine, representing Burton Handelsman, said that an elevator tower was previously approved by the Town Council and ARCOM. The construction project was not completed due to the moratorium for work on Worth Avenue. Since then, Mr. Handelsman has decided to make a few changes.

The Commission Members felt that the presentation drawings were not sufficient enough to determine the proposed changes to the building.

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

The meeting was reconvened at 1:47 after a lunch break.

B36-08New Residence 2:25:00

Address: 615 North County Road
Applicant: Mr. Lewis Sanders
Architect: Smith Architectural Group
Project Description: New Residence in a French style with a limestone facade a slate roof. (Requesting a 6-month extension of June 27, 2007 ARCOM Approval).

Mr. Smith declared a Conflict of Interest and left the dias during the presentation.

Architect Don Kino requested an extension of six months to an ARCOM approval that was granted last year.

It was noted that the house was demolished approximately three years ago and the lot has not been sodded.

MOTION BY MS. DIVER TO APPROVE A SIX MONTH EXTENSION WITH THE CONTINGENCY TO SOD OR SEED (AND IRRIGATE) THE LOT WITHIN FIFTEEN DAYS.

MOTION SECONDED BY MR. FELDKAMP.

MOTION CARRIED UNANIMOUSLY.

B37-08 Demolition & New Residence, Landscape & Hardscape 2:30:20

Address: 324 Garden Road
Applicant: James and Sara McCann
Architect: Thomas Kirchhoff
Project Description: Demolition of existing one-story house. New one-story Bermuda style residence with pool, hardscape and landscape.

Mr. Vila said he drove by the site. Mr. Karakul and Mr. Feldkamp said they met with the architect and discussed the plans. Mr. Wheelock said he visited the site.

Architect Thomas Kirchhoff proposed demolition of a one-story, modern style home that was built in 1962. It was originally designed by Architect Robert Richardson and later modified by the Lawrence Group Architects.

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

Mr. Kirchhoff proposed a one-story Bermuda style house.

Landscape Architect Mario Nievera stated that the areca palms and hedges will be retained on the lot.

MOTION BY MR. FELDKAMP TO APPROVE THE ARCHITECTURAL PORTION OF THIS PROJECT AND TO DEFER THE LANDSCAPE PRESENTATION TO A LATER DATE.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

B38-08 Demolition & New Cabana, Landscape & Hardscape 2:45:39

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.

Mr. Wheelock said he visited the site.

Architect Guillermo Vazquez reported that two lots have been joined and they intend to demolish the house on Ridgeview Drive in order to build a two-story cabana. The existing house was designed by Architect Paul E. Kohler in 1951.

**MOTION BY MR. FELDKAMP TO APPROVE DEMOLITION OF THE HOUSE LOCATED AT 269 RIDGEVIEW DRIVE WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS AND SUBJECT TO COMING BACK TO ARCOM WITH A DEMOLITION LANDSCAPE PLAN.
MOTION SECONDED BY
MOTION CARRIED UNANIMOUSLY.**

Mr. Vazquez presented the cabana building to the Commission.

Landscape Architect Mark Jacobson proposed reconfiguration of the interior driveway plan, but to keep all four existing driveway opening, two on North Lake Way and two on Ridgeview Drive.

**MOTION BY MR. FELDKAMP TO DEFER THE PROJECT TO THE JUNE MEETING.
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

B39-08 Landscape & Hardscape & Site Lighting 3:16:52

Address: 150 Canterbury Lane
Applicant: David Blue and Connie Blue
Landscape Architect: Krent Wieland
Project Description: Hardscape, planting and lighting plans

Mr. Wheelock said he visited the site.

Landscape Architect Krent Wieland presented a formal landscape plan and a landscape lighting plan.

**MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY MR. YOUCHAK.**

ROLL CALL:

MR. FELDKAMP	YES
MR. YOUCHAK	YES
MR. STRAWBRIDGE	YES
MS. DIVER	NO
MR. SMITH	YES
MR. BOYKIN	YES
MR. WHELOCK	YES

MOTION CARRIED 6-1.

B40-08 Hardscape & Landscape 3:30:13

Address: 210 Via Tortuga
Applicant: James Pizzagalli
Landscape Architect: Morgan Wheelock, Inc.
Project Description: Final hardscape and landscape plans

Mr. Wheelock declared a Conflict of Interest and passed the gavel to Vice Chairman Feldkamp. He then left the dais during the presentation of the project.

Landscape Architect Don Skowron proposed an understated landscape plan and hardscape plan.

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

B41-08 Demolition & New Residence 3:44:19

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.

This project was called to the table after item number B42-08.

Ms. Diver and Mr. Youchak said they met with the architect and discussed the plans. Mr. Wheelock and Mr. Feldkamp said they met with the architect to discuss the plans and visited the site.

Architect Harold Smith introduced Architect Carlos Benia and Landscape Architect Mario

Nievera. He stated that Mr. and Mrs. Cohen have owned the house since 1979. The original residence, located at 144 Wells Road, was designed by Architect Alfred Browning Parker in 1960. The home was constructed for Mr. and Mrs. Allen Manus. He stated that the home was considered for a landmark approximately three or four years ago, after receipt of a report by the Landmarks Consultant, which stated that the structure was architecturally meritorious. The Town Council voted against to landmark this house because it did not meet all of the criteria.

Mr. Frank read a letter from the Director of the School of Architecture at the University of Florida, Martha Kohen. In her letter it was stated that this house is a very important house which has been on the cover of architectural magazines. The house has been cataloged as a historic structure by the Documentation and Conservation of Modern Movement Architecture in Florida.

Mr. Frank read a letter from the Documentation and Conservation of Modern Movement of Architecture in Florida which stated that the house is a very significant exponent of South Florida mid-century architecture. It is a part of our architectural heritage, not only for Florida, but for the United States as a whole. The architect of the house is highly regarded and his work has been featured across the world. Their organization expresses total disagreement with the home's possible demolition.

Jane Manus addressed the Commission and stated that she grew up in this house. She considers the house a piece of history and a piece of art. She presented a magazine that featured this house and all of the details that make it special. She asked the Commission to give this proposal more thought before approving demolition.

Michael Burrows stated that Alfred Browning Parker was a disciple of Frank Lloyd Wright. He noted that there have been two other houses in Palm Beach that were designed by Mr. Parker, including one that was designed for him, which have been demolished.

Gale Conigilo, 1139 North Ocean Boulevard, felt that the landmarks of Palm Beach should be protected. She asked, if the town holds a 50-year landmark criterion, and this house being 48 years old, would it merit further review? She asked that the Commission give deep thought to demolishing a property that has a long history and meaning in the Town of Palm Beach.

Mr. Wheelock stated that ARCOM has the ability to defer demolition, but not the ability to refuse demolition. ARCOM can refer this proposal to the Landmark Commission for consideration. If the Landmark Commission sends it back to ARCOM, this Commission has the ability to refer it directly to the Town Council as a building of architectural significance.

Mr. Frank stated that Mrs. Day found this house to meet at least three of the four landmark criteria and this house was recommended and approved for landmark status by the Landmark Preservation Commission. It was later removed for consideration to landmark by the Town Council.

MOTION BY MR. FELDKAMP TO REFER THE DEMOLITION REQUEST TO THE JULY TOWN COUNCIL MEETING AS THE RESIDENCE AT 144 WELLS ROAD HOLDS ENORMOUS ARCHITECTURAL SIGNIFICANCE.

MOTION SECONDED BY MS. DIVER.

MR. STRAWBRIDGE OPPOSED (He objected to the architectural significance of the structure, not to the historical significance).

MOTION CARRIED 6-1.

MOTION BY MR. SMITH TO DEFER THE REVIEW OF THE NEW RESIDENCE.

(Date unspecified.)

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUS.

B42-08 Demolition 3:39:22

Address: 1480 North Lake Way
Applicant: Fred Keller, Trust
Contractor: Janssen Construction
Project Description: Demolition of Residence
Mr. Wheelock said he spoke with Chip Janssen on the telephone.

This item was heard before item B41-07.

Building Contractor Chip Janssen introduced Landscape Architect Carol Perez.

Ms. Perez presented the existing landscape plan and stated that all of the trees and palms will remain.

MOTION BY MOTION BY MR. FELDKAMP TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. YOUCHAK.

MOTION CARRIED UNANIMOUSLY.

E. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A1-08 Fenestration Changes 4:15:21

Address: 893 South County Road
Applicant: Joe Cain
Architect: John Potrekus
Project Description: Fenestration changes, adding windows on the second floor and changing out the front entry door and sidelites.

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

Mr. Wheelock said he visited the site.

Architect Jack Potrekus presented a new-covered entry feature and fenestration changes.

Landscape Architect Bryan Akers presented photographs of the existing landscaping to show how the new window openings will be screened from the neighbors.

MOTION BY MR. FELDKAMP TO APPROVE THE PROJECT SUBJECT TO REMOVING THE SECONDARY WINDOW AT BEDROOM NUMBER TWO ON THE EAST ELEVATION, REMOVING THE TRIM FROM THE CIRCULAR WINDOW ON THE EAST ELEVATION AND THE ARCHITECT PROVIDING CALCULATIONS TO STAFF SHOWING THAT THE COVERED ENTRY IS CODE COMPLIANT.

Under discussion, it was stated that the project should be deferred to come back with a study that is architecturally compatible with the base Georgian building style and how the contemporary glass windows relate. Mr. Frank added that the project originally came to ARCOM as fenestration only, but now the entry addition will require code calculations if it extends more than two-feet beyond the building. Building Contractor Christopher Barbara stated that they would like to go forward with this project.

AMENDED MOTION BY MR. FELDKAMP TO APPROVE THE REVISED WINDOWS AS SHOWN WITH THE EXCEPTION OF THE SECONDARY WINDOW IN BEDROOM NUMBER TWO TO BE ELIMINATED, THE TRIM AROUND THE PORTHOLE WINDOWS TO BE ELIMINATED AND NO WORK TO BE PERMITTED AT THE FONT DOOR.

MOTION SECONDED BY MR. SMITH.

MOTION CARRIED UNANIMOUSLY.

A2-08 Pediment 4:46:32

Address: 674 Island Drive
Applicant: Ernie Bourne
Architect: Douglas Root
Project Description: Minor aesthetic changes (remove shutters, add a pediment, add a parapet and add a wall fountain).

This project was deferred from the April meeting for restudy.

Mr. Vila said he spoke with the owner. Mr. Boykin declared a Conflict of Interest because his wife is the real estate agent for this property. He then left the dias during the discussion. Mr. Feldkamp said he visited the site.

Architect Doug Root presented drawings of the proposed changes to the project.

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

F. NEW BUSINESS - MINOR PROJECT

A3-08 Vinyl Windows 4:55:00

Address: 226 Brazilian Avenue
Applicant: Villa del Sur Apartments
Contractor: Michael R. Fitzmaurice, Inc.
Project Description: Approval of vinyl window replacements

There were no ex parte communications disclosed regarding this project.

Condominium President Bud Munroe stated that they wish to replace aluminum awning windows with vinyl windows. (Stormbreaker Plus White PVC Double Hung Window)

Building Contractor Michael Fitzmaurice said the muntins will be removable from the inside of the window for cleaning.

MOTION BY MR. FELDKAMP TO APPROVE THE WINDOWS AS SHOWN WITH THE PROVISION THAT THE SNAP ON MUNTINS NOT BE INSTALLED.

MOTION SECONDED BY MR. YOUCHAK.

ROLL CALL:

MR. FELDKAMP YES

MR. YOUCHAK YES

MR. STRAWBRIDGE NO

MS. DIVER NO

MR. SMITH NO

MR. BOYKIN YES

MR. WHELOCK YES

MOTION CARRIED 4-3.

Note: Please see further discussion regarding A3-08 at the end of the meeting.

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

Mr. Wheelock reported to the Commission that he gave an annual report to the Town Council and received some comments from them:

- Mr. Rosow was not in favor of having storm shutters faux painted to match the house siding. Although, the Council was in favor of timing of removal and replacement of shutters in the commercial areas.
- Mr. Rosow asked ARCOM to revisit the decision on the use of "S" tiles.
- Mr. Elwell has been asked to work with ARCOM to develop the wording of certain policies; (1) What is architectural significance? (2) What is going to be the rule on storm shutters? (3) Develop a policy to permit ARCOM to have design overview for Public Work's projects.
- Town Council has decided not to limit the size of generator as long as they do not need a variance.
- At the July Town Council meeting, the variance for artificial turf will be heard and conflict of interests will be discussed. Mr. Smith reported that the Commission on Ethics decided not to overrule the Town's ordinance regarding Conflict of Interests. Mr. Wheelock asked staff to follow up with the findings from that commission report.
- He advised the Commission that the Town Council gives them their sincere thanks for the service that they render.

Mr. Strawbridge stated, "there is one council member who has shown a definite architectural bent and the number is growing." He felt that it is this Commission's purview and not theirs.

Mr. Page noted that the artificial turf issue may be deferred to the August Town Council meeting. He also noted that a joint meeting with the Planning & Zoning Commission, ARCOM and

Landmarks Commission is scheduled for Wednesday, June 18, 2008 at 1:30 p.m. to discuss the Citizen's Master Plan for Royal Poinciana Plaza.

Condominium President Bud Munroe asked to reconsider project number A3-08 for vinyl windows at this time. He stated that the "grid" will be placed between the two sheets of glass and will not be removable as he previously stated.

**MOTION BY MS. DIVER TO REVERSE THE ACTION THAT WAS PREVIOUSLY
TAKEN REGARDING ITEM NUMBER 4 A3-08 AND TO APPROVE THE WINDOWS
AS THEY WILL BE DELIVERED. (WITH MUNTINS INSIDE THE GLASS)
MOTION SECONDED BY MR. YOUCHAK.
MOTION CARRIED UNANIMOUSLY.**

IX. ADJOURNMENT

The meeting was adjourned at 4:48 p.m.

The next meeting of the Architectural Commission will be held on Wednesday, June 25, 2008 at 9:00 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Wheelock", with a long horizontal flourish extending to the right.

Morgan Dix Wheelock, Chairman

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME - FIRST NAME - MIDDLE NAME VANNECK - ANN - LILJA		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOT	
MAILING ADDRESS 217 W. INDIES DR. PB		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY	☐ CITY	☐ COUNTY ☒ OTHER LOCAL AGENCY
DATE ON WHICH VOTE OCCURRED 5/28/08		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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ELECTED OFFICERS:

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PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

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RECEIVED

JUN 06 2008

TOWN CLERK

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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, ANN VANNECK, hereby disclose that on MAY 28th, 2008.

(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

The matter involves a deed restriction violation by applicant which applies to every house on the street we both live. My husband will be testifying to object.

2211 W. Gladys Dr, B33-08

Date Filed

5/28/08

Signature

Ann Vanneck

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

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MAILING ADDRESS 217 W. INDIES DR. PB		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY	☐ CITY ☐ COUNTY ☒ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 5/28/08		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

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224 W. Wendies Dr. B33-08

Date Filed

5/28/08

Signature

Ann Vanneck

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LAST NAME—FIRST NAME—MIDDLE NAME BOYKIN SAMUEL		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 235 JAMAICA LN.		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PAUM BEACH	COUNTY PAUM BEACH	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY NAME OF POLITICAL SUBDIVISION: TOWN OF PAUM BEACH	
DATE ON WHICH VOTE OCCURRED 5/28/08		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTEE	

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RECEIVED

JUN 06 2008

TOWN CLERK

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- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☒ inured to the special gain or loss of my relative, wife - Real Estate Agent _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

674 Island Dr. A-2-08

5-28-08
Date Filed

Don H. Baykin
Signature

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CITY PAUM BEACH	COUNTY PAUM BEACH	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
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- ☒ inured to the special gain or loss of my relative, wife - Real Estate Agent _____;
- ☐ inured to the special gain or loss of _____, by whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

674 Island Dr. A-2-08

5-30-08
Date Filed

Don H. Baglin
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME SMITH, JEFFERY W		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE ARCOM	
MAILING ADDRESS 241 SANFORD AVE		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY PALM BEACH	COUNTY	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 5-28-08		NAME OF POLITICAL SUBDIVISION TOWN OF P.B	
		MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain or loss. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

You must abstain from voting and disclose the conflict in the situations described above and in the manner described for elected officers. In order to participate in these matters, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

RECEIVED
JUN 06 2008
TOWN CLERK

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, JEFFERY W. SMITH, hereby disclose that on 5-28, 2008

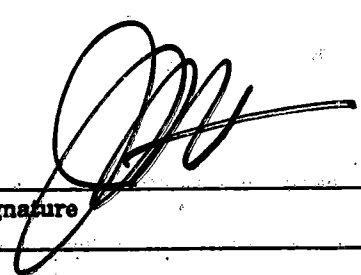
(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____;
- ☐ inured to the special gain or loss of my relative, _____;
- ☒ inured to the special gain or loss of MR. AND MRS. LEWIS SANDERS / OIS N. County, by B36-08, whom I am retained; or
- ☐ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

OIS N. Co. Rd B36-08

5-28-08
Date Filed


Signature

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SURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING:
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CITY PALM BEACH	COUNTY	☒ CITY	☐ COUNTY ☐ OTHER LOCAL AGENCY
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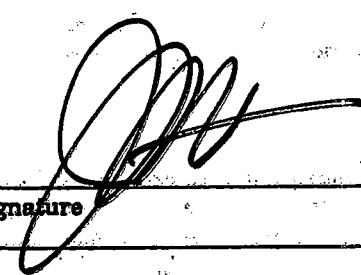
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- ☐ insured to my special private gain or loss;
- ☐ insured to the special gain or loss of my business associate, _____;
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- ☒ insured to the special gain or loss of MR. AND MRS. LEWIS SANDERS / OIS N. COUNTY, by B36-08, whom I am retained; or
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