

# TOWN OF PALM BEACH

Planning, Zoning & Building Department

## MINUTES OF THE ARCHITECTURAL COMMISSION

WEDNESDAY, MAY, 23 AT 9:00 A.M.

TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

### I. CALL TO ORDER

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

### II. ROLL CALL

#### PRESENT:

John H. Schuler, Chairman  
Lowry M. Bell, Jr., Vice-Chairman  
Eric Adams, Member  
Floyd Wideman, Member  
Marvin Rosenberg, Member (arrived at 9:01 a.m.)  
Leslie Shaw, Member  
Lindley Hoffman, Member  
Morgan Dix Wheelock, Alternate Member  
William J. Strawbridge Jr., Alternate Member  
Nikita Zukov, Alternate Member  
John C. Randolph, Town Attorney  
Robert L. Moore, Director Building, Planning & Zoning  
Veronica Close, Assistant Director Building, Planning & Zoning  
Timothy M. Frank, Planner/Projects Coordinator  
Gretchen Dayton, Recording Secretary

**III. APPROVAL OF THE MINUTES FROM THE APRIL 25, 2001 MEETING.**

**MOTION BY MR. BELL TO APPROVE THE MINUTES  
MOTION SECONDED BY MR. WIDEMAN.  
MOTION CARRIED UNANIMOUSLY.**

**IV. SWEARING IN PERSONS TESTIFYING.**

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

**V. PROJECT DEFERRALS**

**B33-01 Addition**

Applicant: Craig and Michelle Millard  
Address: 340 Polmer Park  
Architect: Smith and Moore Architects  
Project Description: One-story garage, exercise room addition

This project was deferred from the April meeting at the architect's request.  
A letter was received from the architect dated 5/19/01 requesting removal from the agenda.

**MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE  
AGENDA.  
MOTION SECONDED BY MR. BELL.  
MOTION CARRIED UNANIMOUSLY.**

**B44-01 Demolition and New Residence**

Applicant: H.B.R., Inc.  
Address: 211 Ridgeview Drive  
Architect: The Lang Architectural Group  
Project Description: Demolition of the existing one-story residence and construction of a new two-story residence.

Staff deferred this project to the June meeting.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE  
MEETING.  
MOTION SECONDED BY MR. WIDEMAN.  
MOTION CARRIED UNANIMOUSLY.**

**VI. PROJECT REVIEW**

**A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS**

**B2-01 Demolition**

Applicant: Mr. And Mrs. Harold Sorgenti  
Address: 305 Seabreeze Avenue  
Architect: Brower Architectural Associates  
Project Description: Demolition of existing structure

This project was deferred from the February meeting at the architect's request, deferred from the March meeting for no representation and deferred from the April meeting as the project description was changed. The architect has verbally requested that the project be removed from the agenda.

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

**MOTION SECONDED BY MR. SHAW.**

**MOTION CARRIED UNANIMOUSLY.**

**B6-01 Demolition and New Residence**

Applicant: Cart Properties, Inc.  
Address: 279 Colonial Lane  
Architect: Theodore E. Davis  
Project Description: Demolition of pool cabana and pool and New residence

This project was deferred from the February meeting at the architect's request, deferred from the March meeting as no one was present, and deferred from the April meeting for restudy.

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

Architect Ted Davis presented the project and said he complied with five of the eight suggestions that the commission made last month. He studied placing the garage on the side of the house, but he felt it could not be done without cutting into the size of the foot print. He stated that a home this size, (4,230.s.f.), was not an unreasonable request. The overall height of the building was lowered. The notch in the roof was corrected, but the 6/12 roof pitch remains. The roof was removed from the second story porch. The quoins and shutters were continued around the house. The drainage was revised to add catch basins with an underground to a bubble-up at two locations. Mr. Davis defended the two story entry feature and said the roof over the front porch is a modest three feet by six feet.

The Commission commented that the front loading garage would be fine with a deed restriction on the hedges at the front and to keep them at a height of twelve feet during construction. It was stated that the porch above the front door gave the house a heavy appearance at the entry area. Mr. Davis agreed to use true divided lite windows throughout the project.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION THAT THE HEDGES ARE KEPT AT TWELVE FEET HIGH, THERE IS A DEED RESTRICTION ON THE HEDGE AND TO REVIEW THE HARDSCAPE WHEN THE LANDSCAPE PLANS ARE PRESENTED. MOTION SECONDED BY MR. BELL.**

Mr. Frank read a letter into the record from Steven P. Rosenberg, M.D., 288 Queens Lane, expressing concern that the proposal is a two-story home.

**ROLL CALL:**

|                      |            |
|----------------------|------------|
| <b>MR. WIDEMAN</b>   | <b>YES</b> |
| <b>MR. BELL</b>      | <b>YES</b> |
| <b>MR. ADAMS</b>     | <b>YES</b> |
| <b>DR. ROSENBERG</b> | <b>YES</b> |
| <b>MR. SHAW</b>      | <b>NO</b>  |
| <b>MR. HOFFMAN</b>   | <b>YES</b> |
| <b>MR. SCHULER</b>   | <b>YES</b> |

**MOTION CARRIED 6-1.**

Mr. Frank asked if the motion carried a proviso that all of the windows will match, (having true divided lites). It was stated that the architect conceded to match all of the windows

Mr. Randolph said a Deed Restriction form is available for the architect to provide to the town for approval.

After discussion, it was agreed to keep the hedge at a minimum height of eight feet.

**AMENDED MOTION BY MR. WIDEMAN TO KEEP THE HEDGE IN THE FRONT AT A MINIMUM HEIGHT OF EIGHT FEET. MOTION SECONDED BY MR. BELL. MR. SHAW OPPOSED. MOTION CARRIED 6-1.**

**B28-01 New Residence**

Applicant: Boston Homes, Inc.  
Address: 312 Cherry Lane  
Architect: The Pandula Architects  
Project Description: Mediterranean Revival, two story residence

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

The architect requests deferral to the June meeting.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING.**

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**B30-01 Landscape & Parking Lot**

Applicant: Town of Palm Beach  
Address: 400 South County Road  
Architect: D. Murakami & R. Brooks  
Project Description: The preliminary design of the park includes refinement of the conceptual plan presented to the Town Council.

This project was removed from the agenda by staff.

Mr. Moore said the Town Council made the decision to go forward with the bids as the park was designed.

**B36-01 Addition**

Applicant: Bradford D. and Jill E. Kaufman  
Address: 151 Seagate Road  
Architect: Tercilla Courtemanche Watson, Inc.  
Project Description: First and second floor room addition.

This project was deferred from the April meeting for restudy.

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

Architect Rene Tercilla said the windows were revised in response to the Commission's comments last month. The shutters will be provided for hurricane treatment which will match the existing shutters. Two cocoanut palm trees will be added for screening to the neighbors.

The commission felt that the window and door revisions were a tremendous improvement to the project.

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

**B. NEW BUSINESS - MAJOR PROJECTS**

**B38-01 Demolition and New Cottage and New Library**

Applicant: Harold Sorgenti  
Address: 311 Seabreeze Avenue  
Architect: Brower Architectural Associates  
Project Description: Demolition of two story detached guest cottage and construction of same. Construction of a single story detached study/library.

A facsimile letter was received on May 23, 2001 at 8:30 a.m. from the architect requesting project removal.

**MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE  
AGENDA.  
MOTION SECONDED BY MR. SHAW.  
MOTION CARRIED UNANIMOUSLY.**

**B39-01 Demolition**

Applicant: Paul Lapidus  
Address: 223 Pendleton Avenue  
Architect: Smith and Moore Architects  
Project Description: Demolition of an existing residence.

Mr. Wheelock visited the site.

Architect Harold Smith presented photographs of the existing home. The demolition study indicated that the 5,696 square feet, two-story, Monterey style home was built in 1935 and designed by Trainer and Fatio. He said the replacement house will be similar in character.

Mr. Frank read letters from Mrs. Norcross Tilney, 245 Pendleton Avenue, a letter from Brooke W. and Charles M. Huttig, Jr. and a letter from Kirsten Edgeworth, that was received after this item was heard, all stating their concern of the size of the proposed house on the street.

Mr. Smith reviewed the vegetation material that will be retained after demolition which included the hedges along the sides and along the front yard.

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

Discussion took place at this time regarding the consideration of Pendleton Avenue as a historic district. Mr. Zukov said that this district was turned down for consideration for landmarking and Mr. Frank confirmed that there will be no district on Pendleton Avenue.

**B40-01 Demolition and New Residence**

Applicant: E. Llwyd Ecclestone, III  
Address: 223 Coral Lane  
Architect: Smith and Moore Architect  
Project Description: Demolition of one story residence and new two story Mediterranean Revival with two car garage and pool

Mr. Shaw, Mr. Wideman, Mr. Bell, Mr. Schuler and Mr. Adams said they met with the architect and reviewed the plans. Mr. Wheelock said he visited the site

Architect Jon Moore introduced his associate, Peter Papadopoulos. Mr. Moore said the town records indicated that in 1951 Arthur L. Weeks designed the 2,800 square feet, one-story Bermuda style home. The house now shows signs of settlement. A gumbo limbo tree will remain on the west side of the lot as well as several other large trees. Mango trees will be removed on the east side of the property and an oak tree will be relocated.

Byron Ramsing, 233 Coral Lane, addressed the Commission and stated that he would like to view the plans of the replacement house.

It was suggested to amend the Notification to Property Owners to include the statement that plans are available for review.

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

Mr. Moore presented a photo board of the eclectic mixture of architectural styles, which includes Bermuda, Monterey, Colonial, and ranch style homes.

Mr. Papadopoulos said the proposal is a one and two-story Mediterranean style residence. The driveway will circle at the front of the house and lead into the one-story garage element at the rear of the property. The building materials include mission clay barrel tile, cypress outlookers, wood clad impact windows and decorative metal railings. The textured stucco walls will be beige and the windows will be a toupe color.

The Commissioner's commented that the design was a nice style of Mediterranean, and the general massing is fine, but the style does not fit the neighborhood. It was suggested to incorporate more of a Monterey style into this project and to move the house to the east to maximize the landscape screening to the neighbor.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE JUNE MEETING FOR RESTUDY TO A STYLE WHICH IS A LITTLE MORE IN KEEPING WITH THE OTHER HOUSES ON THE STREET.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**B41-01 Addition**

|                      |                                                                                           |
|----------------------|-------------------------------------------------------------------------------------------|
| Applicant:           | Manhattan Corporation                                                                     |
| Address:             | 250 Worth Avenue                                                                          |
| Architect:           | Robert L. Bell                                                                            |
| Project Description: | Addition to existing office, enclosure of existing light well, new clay barrel tile roof. |

Architect Robert Bell representing Manhattan Corporation and Mr. Burton Handelsman presented the second floor addition project. Because the roof lines do not align, he incorporated a third element that would blend the roofs together. A new barrel tile roofing that will replace the existing shingle material. They propose extending the overhang and adding wood outlookers for more depth and character to the building. A lead glass window that came from the original Tabu Restaurant will be moved to the east side of the building.

Commissioner Bell thought that the leaded glass window was too dissimilar to the French doors on the same elevation. Mr. Adams felt the window surround at the leaded window was too contemporary compared to the window itself. Mr. Schuler suggested making the two entry doors into a single four-feet wide door, as one of the double doors will take up two feet of clearance at the stair landing.

Architect Robert Bell said he will bring the color of the awning back to the Commission for approval.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO USE A MEDITERRANEAN STYLE WINDOW SURROUND FOR THE LEAD GLASS WINDOW  
MOTION SECONDED BY MR. SHAW.  
MOTION CARRIED UNANIMOUSLY.**

**B42-01 Demolition**

Applicant: Summit Development, LLC  
Address: 404 Seaspray Avenue  
Architect: SKA Architect & Planner  
Project Description: Demolition of existing home leaving existing guest house.

Mr. Schuler said he spoke with the neighbor on the telephone regarding this project. Mr. Wheelock said he drove by the site.

Architect Pat Seagraves said the home was built in 1937 for Marguerite Strickroot, the architect of record was Sherman Childs, and that the structure is in fair condition. He stated that the lot is non-conforming and the replacement house is before the Town Council for consideration of the site plan.

Discussion took place at this time regarding the accessory structure, (the guest house) which will remain on the lot without a principal structure. Ms. Close said the accessory structure cannot be occupied without a Declaration of Use Agreement.

Lance Mahaney, 419 Seaspray Avenue, said the Seaspray Avenue residents had several meetings regarding designating their street for landmarking. They were concerned with what will be built on the lot, and he asked the Commission to review this project very carefully.

Mr. Shaw asked if the existing building is non-conforming, and they propose to remove more than 50% of the structures that are on the property, can a non-conforming structure remain on the lot if the main residence is removed? He said he would not be in favor of approving the demolition of the main structure without the removal of the secondary structure.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING UNTIL THE TOWN COUNCIL ACTS ON THIS PROJECT.  
MOTION DIED FOR THE LACK OF A SECOND.**

Mr. Frank agreed that all of the buildings should be demolished and that they should not come before this commission before going to the Town Council.

Zoning Administrator, Paul Castro clarified the interpretation of the zoning code for the Commission by stating that the accessory structure may remain, even if it is non-conforming, provided that 50% cubic volume of that structure is not demolished and it cannot be utilized until the principal structure is rebuilt on the property.

**MOTION BY MR. BELL TO APPROVE THE DEMOLITION OF THE MAIN STRUCTURE WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.**

**MOTION SECONDED BY MR. ADAMS.**

**MOTION CARRIED UNANIMOUSLY.**

**B43-01 Addition**

|                      |                                                                                                                                              |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:           | Ricardo Hurtado                                                                                                                              |
| Address:             | 222 Monterey Road                                                                                                                            |
| Architect:           | SKA Architect & Planner                                                                                                                      |
| Project Description: | Renovation of exterior of existing home including new windows and doors, new facade material and addition of 24 square feet to rear of home. |

Mr. Adams said he met with the architect and reviewed the plans.

Architect Pat Seagraves presented photographs of the home showing the existing masonite siding. The revisions to the exterior of the building include dormer windows added to match the windows above the garage, and grey cement shingle siding to be added around the dormer windows and on the sides of the house. The columns will be widened and painted white as well as white trim around the windows. Areas of brick paving will be removed and replaced with landscaping.

Some Commissioners commented that the front facade had a repetitive nature with six arches along the colonnade. It was stated that the proposed building material was not particularly attractive the quality was questionable. To use split shakes for the siding of the house would be a mistake, and traditionally the lower area would be stucco or stone, but the additional dormer windows were felt to be an improvement to the appearance of the house.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING.**

**MOTION SECONDED BY MR. SHAW.**

**MOTION CARRIED UNANIMOUSLY.**

**B45-01 Demolition and Additions**

Applicant: Linda Beaty Latham  
Address: 271 Plantation Road  
Architect: Giacomelli Architects  
Project Description: Demolition of non-conforming service wing. Enlargement of undersized garage. Addition of covered entry and pool loggia. Addition at first floor. Addition of second floor. New pool and spa. New finish material for existing driveways.

Mr. Bell said he met with the architect and discussed this project.

Architect Dario Giacomelli presented the proposal to partially demolish a portion of a non-conforming service wing, enlarge an undersized garage, add square footage to the second floor, and add a covered entry element. The new driveway material will be pre-cast concrete pavers.

The Commission felt they should see a sample of the driveway material and it was requested to remove the existing black-topping so that rain water may be absorbed through the sand between the pavers. Some Commissioners felt that a full second story addition was an improvement, and other thought that it would make the house look like a box. It was stated that the garage may be too close to North Lake Way and it was asked to provide a landscape plan as the proposal is to conform a one-story into a full two-story home.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING FOR RE STUDY.**  
**MOTION SECONDED BY MR. ADAMS.**  
**MOTION CARRIED UNANIMOUSLY.**

**B46-01 Modifications**

Applicant: Leslie C. Diver  
Address: 232 Oleander Avenue  
Architect: Gregory Casey  
Project Description: Raise and relocate the existing, non-conforming house on the lot to meet the FIMA requirements and the current zoning codes, and construction of a new porch with a trellis and French doors.

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

Property Owner Leslie Diver was present for comments.

Mr. Frank said the architect of record has changed and the new architect is Kimberly Dellastatious. He said this project could be considered a minor project as it was a change-out of existing windows and much of the configuration of the house will not change except for the enclosure of a stairway. However, because the house is being moved to now comply with the code, he felt that the neighbors should be notified and it should be considered a major project.

Architect Kimberly Dellastatious said the house has a finished floor level of four feet above sea level. They plan to raise the house to meet the FIMA flood level and relocate the house to the center of the lot. The revised elevations will be very similar to the existing house. New windows and shutters will be added that will meet the hurricane codes. Steps will lead to the front porch because the house will be raised, and a trellis will cover the top of the porch. The existing building is a duplex with an exterior stair leading to the second floor. The building will be converted into a single family residence and the stairs will be enclosed. The clap board siding will be grey with a dark grey stem wall. They propose replacing the roof shingles with a white standing seam metal roof.

The Commission suggestions were as follows: Make the panes in the windows and French doors the same size; bring the columns at the trellis out to the ground so that vines can grow onto the top of the trellis; bring the steps in to reduce the width and add a railing; bring some dirt up around the base of the house or ask for a variance of the FIMA requirement for finished floor elevation in order to reduce the front porch steps by one step to reduce the vertical appearance of the house; use a side board around the roof line rather than outlookers; raise the roof of stairwell enclosure up to match the roof line and restudy this as it may be necessary to notch out at the second story window; consider three-dimensional roof shingles rather than metal roofing or flat shingles; plant shrubs against the stem wall which will reduce the appearance of height.

It was stated that they may not be able to get a variance to lower the house by one porch step, because there is no hardship especially if it can be solved differently. The landscaping and hardscaping were discussed and Mr. Frank said that since the house will be moved, the commission has a right to ask for the landscaping, but it is an existing situation.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JUNE MEETING TO REEXAMINE THE FRONT STEPS, THE FRENCH DOORS, THE SIDE WINDOW ELEVATIONS, AND THE LANDSCAPING PLANS, IN COLOR.**  
**MOTION SECONDED BY MR. HOFFMAN.**  
**MOTION CARRIED UNANIMOUSLY.**

**C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS**

**A17-01 Roofing Material Change**

Applicant: Laura and Lucy Anthony  
Address: 424 Chilian Avenue  
Contractor: Atlantic Roofing  
Project Description: Change out flat tile concrete roof to GAF timberline 30/40 year shingles.

This project was deferred from the March meeting for no representation and it was deferred from the April meeting for restudy.

Jack Saskowski presented samples of 30 year Timberline shingle roofing material of which the Commission preferred the brown color mixture.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO USE THE CEDAR COLOR BLEND SHINGLES.  
MOTION SECONDED BY MR. BELL.  
MOTION CARRIED UNANIMOUSLY.**

**A21-01 Hurricane Shutters**

Applicant: 231 Bradley  
Address: 231 Bradley Place  
Contractor: Jupiter Aluminum Products, Inc.  
Project Description: Thirty-eight white roll down shutters.

This project was deferred from the March meeting at the request of the applicant and deferred from the April meeting as no one was present to represent the project.

No one was present to represent the project.

**MOTION BY MR. SHAW TO REMOVE THE PROJECT FROM THE AGENDA.  
MOTION SECONDED BY MR. BELL.  
MOTION CARRIED UNANIMOUSLY.**

**D. NEW BUSINESS - MINOR PROJECTS**

**A28-01 Landscape and Hardscape**

Applicant: Mrs. Sydell Miller  
Address: 1415 South Ocean Blvd.  
Architect: Robert Truskowski and Jeffrey Smith  
Project Description: New site wall / entry gate / service gate / complete landscape plan / hardscape / lighting / irrigation

Mr. Zukov, Mr. Wideman, Mr. Schuler and Mr. Wheelock said they met with the architect and reviewed the plans. Mr. Hoffman and Mr. Adams said they received telephone calls from the architect, but were unable to meet with them.

Court Reporter Renee Fazio, of Melanie Grout Reporting, was present to transcribe the proceedings of this project.

Landscape Architect Robert Truskowski stated the house will not be visible beyond the landscaping from South Ocean Boulevard and only 26% of the area will be hardscaped. The landscaping will be 58% drought tolerant including paspaum sod which is salt water tolerant enabling it to recover from tropical storms and able to survive severe drought when it is completely dried out. They addressed the screening issue regarding the property to the north with cocoanut palms and hedging. The plan has been kept consistent and simple as there are some wind considerations with this site. Mr. Truskowski said the twenty and thirty watt lighting fixtures will be low voltage. The irrigation system will have a low precipitation system to maximize efficient water use. The hardscape material around the building will be cast stone to complement the cast stone in the architecture. The driveway will have granite pavers and green antique limestone which will match the roof color.

Architect Jeffrey Smith said the site originally had four entry gates, which has been reduced to two gates. He presented an elevation drawing of the six feet high site wall and detail drawings of the proposed main entry gate. A garden with a balustrade wall having two antique sphinxes and wrought iron gates will be located farther into the property.

The consensus of the commission was that the eighteen feet tall main gate was too large and too elaborate. Mr. Wheelock said the landscape plan carries out the philosophy of the architecture with the simple, rigid and repetitive quality of the fenestration. It was asked to reduce the hardscape and add more shade on the east elevation as the light color paving material will reflect the light.

Attorney Ron Kolins, representing Mr. and Mrs. Picower, 1410 South Ocean Boulevard, addressed the Commission and said that as a condition of the variance granted to the

Miller house, his client was given right to approve or disapprove the landscaping that would take place along the common property line. He read a letter into the record which stated conditions that the parties agreed to regarding the landscaping along the common property line as follows:

1. The existing site wall will remain as is.
2. The wooden fence atop the existing wall, is to be removed.
3. A new retaining wall will be constructed ten feet south of the Miller north property line, thus being ten feet within the Miller property.
4. The new retaining wall will be no higher than eighteen inches tall and will run parallel to the existing wall for approximately one-hundred eight feet at the mid section of the site.
5. A seagrape hedge ten feet wide by sixteen feet tall will be planted immediately behind the existing wall and will run for its entire length.
6. Coconut palms are to be planted behind the hedge in clusters. These coconut palms will be over 16' and their tops will therefore be visible from the Picower property.

Mr. Kolins said a variance for higher walls was applied for that his client did not object to. In the course of discussion, relating to the higher wall, between his client and representatives of Mrs. Miller's, it was his client's opinion that the design of the top of the entry gate was out of character with the property.

Attorney Greg Young, representing Sydell Miller, stated that the proposed gate is consistent with other gates in the area.

Mr. Hoffman agreed that the gates seem to be a bit overblown, and that the amount of decorative embellishment could be simplified.

Mr. Wideman said the house is very beautiful and very simple, and that the gates have too much embellishment and they are too tall.

Mr. Shaw thought that the property walls around the entry gate should be stepping down in a tiered method or softened in some way.

Mr. Moore clarified for the record that the variance request for the height of the site wall was denied by the Town Council. The entry gate was presented to the Town Council at their second meeting without the decoration, and there were no conditions placed upon it that would prevent them from presenting it to ARCOM.

**MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPING, THE LANDSCAPE LIGHTING, THE SERVICE GATE AND TO RESTUDY THE HARDSCAPE, REDUCING THE AMOUNT ON THE EAST ELEVATION, AND**

**TO RESTUDY THE MAIN GATE TO BE SIMPLIFIED AND PERHAPS LOWERED.**

**MOTION SECONDED BY MR. BELL.**

**AMENDED MOTION BY MR. WIDEMAN TO ASSURE THAT THE HOUSE WILL NOT BE DIRECTLY ILLUMINATED.**

**MOTION SECONDED BY MR. BELL.**

Much discussion took place at this time from the audience and the Commission regarding the site lighting and the site wall.

Chairman Schuler restated the motion as follows for clarification of the record:

**APPROVE THE SITE WALL, WITH THE EXCEPTION OF THE ENTRY GATE AREA WHICH INVOLVES THE COLUMNS ON EITHER SIDE, TO APPROVE THE MAIN SITE WALL, THE SERVICE GATE, THE COMPLETE LANDSCAPING PLAN, THE LIGHTING PLAN, THE IRRIGATION PLAN, AND TO DEFER THE HARDSCAPE ON THE EAST ELEVATION.**

**MR. WIDEMAN AGREED TO WORDING OF THE MOTION.**

**MR. BELL SECONDED THE MOTION.**

**MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. ADAMS TO DEFER THE GATES, THE COLUMNS AND THE WALLS WHICH IMMEDIATELY SURROUND IT, AND THE HARDSCAPE ON THE EAST SIDE OF THE HOUSE.**

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**A29-01 Lighting**

|                      |                                                                                                                           |
|----------------------|---------------------------------------------------------------------------------------------------------------------------|
| Applicant:           | Palm Beach Country Club                                                                                                   |
| Address:             | 760 North Ocean Blvd.                                                                                                     |
| Architect:           | Luminary Effects                                                                                                          |
| Project Description: | Replace large flood lights on the west side of the clubhouse.<br>Install new landscape lights on east side of club house. |

Consultant Don Collier presented the proposal for replacement fixtures and stated that the lights will not shine on the building.

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

**MOTION SECONDED BY MR. SHAW.**

**MOTION CARRIED UNANIMOUSLY.**

**A30-01 Roofing Material**

Applicant: Michael and Ann Small  
Address: 156 East Inlet Drive  
Project Description: Replace the existing flat cement tile roof with clay Altusa "S" tile, or clay barrel tile incidental to upgrading and Mediterranean appearance.

Property Owner Michael Small presented the project to the Commission. He said they are remodeling the home, mostly inside, but would like to change the exterior to more of a Mediterranean style. He presented pictures of the existing white flat cement tile roof.

The Commission felt that the house did not appear to be a Mediterranean style and they were not opposed to a flat red roofing material. They suggested incorporating more Mediterranean details if they wish to use a clay barrel tile roofing material.

**MOTION BY MR. SHAW TO DEFER THE PROJECT FOR REEVALUATION TO THE JUNE MEETING.**

**MOTION SECONDED BY MR. HOFFMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**A31-01 Site Lighting**

Applicant: Gozzo Estates Homes  
Address: 249 West Indies  
Architect: Lang Design Group  
Project Description: Site Lighting

Landscape Architect John Lang presented the project and said the lights will be purchased from Home Depot.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**A32-01 Renovation**

Applicant: Jeffrey A. Cloninger  
Address: 434 Chilean Avenue  
Architect: Smith & Moore Architect  
Project Description: Renovation of facades and alterations of interior common areas.

Mr. Shaw, Mr. Wideman, Mr. Bell, Mr. Schuler and Mr. Adams said they met with the architect and reviewed the plans.

Architect Harold Smith said the six story apartment building was built in 1965. Impact resistant windows will replace the existing sliding windows. The building will have grey limestone, white window trim, white columns and white trim work. Also, a new roof, cast stone balustrade and a wall fountain.

Dr. Rosenberg left the meeting at this time making Mr. Wheelock a voting member.

Some of the Commission's comments were the porthole windows were not appropriate for the classical architecture. The west elevation was fine, but needed some interest. The house should possibly go toward a neo classic style as the existing is a 1960's modern style rather than to glueing on classical details. What was proposed was fine and should not be changed.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING.**

**MOTION DIED FOR THE LACK OF A SECOND.**

**MOTION BY MR. WIDEMAN TO APPROVE AS PRESENTED.**

**MOTION SECONDED BY MR. BELL.**

**ROLL CALL:**

|                            |            |
|----------------------------|------------|
| <b>MR. WIDEMAN</b>         | <b>YES</b> |
| <b>MR. BELL</b>            | <b>YES</b> |
| <b>MR. ADAMS</b>           | <b>NO</b>  |
| <b>MR. SHAW</b>            | <b>NO</b>  |
| <b>MR. HOFFMAN</b>         | <b>YES</b> |
| <b>MR. WHEELOCK</b>        | <b>YES</b> |
| <b>MR. SCHULER</b>         | <b>YES</b> |
| <b>MOTION CARRIED 5-2.</b> |            |

**A33-01 Landscape & Hardscape**

Applicant: Mr. and Mrs. George Merck  
Address: 1197 North Lake Way  
Architect: Mario Nievera  
Project Description: Landscape and Hardscape

Mr. Wheelock said he visited the site.

Landscape Architect Keith Williams and Architect Jeff Smith presented the project. Mr. Smith said the driveway will be simulated cast coquina and the pool area will be natural Florida rock and coquina. The main entry gates will have brick piers on either side. He said the property will basically be screened with hedging.

Mr. Wheelock questioned the screening to the house and the pool courtyard next door. Mr. Williams said the screening will be addressed with 14' to 16' tall areca palms, travelers palms between them and an awabuki hedge. It was felt that the landscaping was overly formal for the South Hampton style of architecture. Mr. Smith said that it is a formal shingle style home. There were no landscaping plans for the strip of land between the bike trail and the water. It was asked to possibly provide an area for cuttings and waste vegetation. Mr. Smith said the property has a very sophisticated underground drainage system. Mr. Schuler stated that he liked the proposed landscaping plan.

**MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JUNE MEETING FOR RESTUDY.**

**MOTION SECONDED BY MR. BELL.**

**MR. SCHULER OPPOSED.**

**MOTION CARRIED 6-1.**

**A34-01 Addition**

Applicant: Mr. and Mrs. Kenneth Wolofsky  
Address: 150 Canterbury Lane  
Architect: Ronald D. Schwab and Melinda Schwab  
Project Description: New front entry portico addition at existing platform and steps.

Architect Mindy Schwab stated that the steps and the platform at the entry are existing and all that is needed for a covered entry are columns and a roof.

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

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**A35-01 Landscape**

Applicant: Mr. and Mrs. Donald Miller  
Address: 225 Via Tortuga  
Architect: Veronica Boswell Butler  
Project Description: Landscape plan

Mr. Wheelock said he visited the site.

Landscape Architect Veronica Butler of VBB Landscape Design said this project is more controlled and more formal than the tropical Florida look of the Phipps Estates which mainly has royal palm trees and ficus trees. A weeping phoenix reclinata will balance the mass of the front facade with the existing banyan tree and the 50' tall royal palm tree. A formal garden will be planted on the east side of the driveway entrance. She said the project will have 50% greenspace.

Mr. Wheelock approved of, and congratulated Ms. Butler on the formal and simple plan for this property.

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

**A36-01 Landscape Lighting**

Applicant: Stanley Franks  
Address: 220 Fairview Road  
Contractor: Taurus Electric  
Project Description: Landscape lighting - includes two post lights and thirteen up lights.

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

Mr. Rioux of Taurus Electric presented the lighting plan as it relates to the existing vegetation on the property and presented photographs of similar projects.

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

**VII. OTHER BUSINESS**

Mr. Schuler asked Mr. Frank to supply the Commission with the ordinance pertaining to the mission of the Architectural Review Commission for later review by the Commission Members.

Mr. Bell suggested adding the original item number to the minor projects on the agenda for future reference. Mr. Frank stated that landscaping projects may not come back to the Commission the same year as the original project.

The regulation of building colors was discussed and it was suggested using a base color level. If a proposal is made for a color more vibrant than the approved level, it would have to come to the Commission for approval.

The preservation of existing landscaping relative to new projects and second story additions was discussed.

Mr. Wheelock said he objected to the Town Council not taking advantage of this Commission to do its job regarding the town park project, as certain concerns were expressed regarding materials, etc. Mr. Moore said the Town Council clearly wanted to move forward with this project.

Mr. Moore said that the Breaker's representatives were asked to prepare a presentation for next month's ARCOM meeting regarding the "as built" landscaping plans and other matters that were discussed at last month's meeting.

**VIII. ADJOURNMENT**

The meeting was adjourned at 5:15 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on June 27, 2001.

Respectfully submitted,

John H. Schuler, Chairman

**III. APPROVAL OF THE MINUTES FROM THE APRIL 25, 2001 MEETING.**

**MOTION BY MR. BELL TO APPROVE THE MINUTES  
MOTION SECONDED BY MR. WIDEMAN.  
MOTION CARRIED UNANIMOUSLY.**

**IV. SWEARING IN PERSONS TESTIFYING.**

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

**V. PROJECT DEFERRALS**

**B33-01 Addition**

Applicant: Craig and Michelle Millard  
Address: 340 Polmer Park  
Architect: Smith and Moore Architects  
Project Description: One-story garage, exercise room addition

This project was deferred from the April meeting at the architect's request.  
A letter was received from the architect dated 5/19/01 requesting removal from the agenda.

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

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

**B44-01 Demolition and New Residence**

Applicant: H.B.R., Inc.  
Address: 211 Ridgeview Drive  
Architect: The Lang Architectural Group  
Project Description: Demolition of the existing one-story residence and construction of a new two-story residence.

Staff deferred this project to the June meeting.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE  
MEETING.**

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

**VI. PROJECT REVIEW**

**A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS**

**B2-01 Demolition**

Applicant: Mr. And Mrs. Harold Sorgenti  
Address: 305 Seabreeze Avenue  
Architect: Brower Architectural Associates  
Project Description: Demolition of existing structure

This project was deferred from the February meeting at the architect's request, deferred from the March meeting for no representation and deferred from the April meeting as the project description was changed. The architect has verbally requested that the project be removed from the agenda.

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

**MOTION SECONDED BY MR. SHAW.**

**MOTION CARRIED UNANIMOUSLY.**

**B6-01 Demolition and New Residence**

Applicant: Cart Properties, Inc.  
Address: 279 Colonial Lane  
Architect: Theodore E. Davis  
Project Description: Demolition of pool cabana and pool and New residence

This project was deferred from the February meeting at the architect's request, deferred from the March meeting as no one was present, and deferred from the April meeting for restudy.

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

Architect Ted Davis presented the project and said he complied with five of the eight suggestions that the commission made last month. He studied placing the garage on the side of the house, but he felt it could not be done without cutting into the size of the foot print. He stated that a home this size, (4,230.s.f.), was not an unreasonable request. The overall height of the building was lowered. The notch in the roof was corrected, but the 6/12 roof pitch remains. The roof was removed from the second story porch. The quoins and shutters were continued around the house. The drainage was revised to add catch basins with an underground to a bubble-up at two locations. Mr. Davis defended the two

story entry feature and said the roof over the front porch is a modest three feet by six feet.

The Commission commented that the front loading garage would be fine with a deed restriction on the hedges at the front and to keep them at a height of twelve feet during construction. It was stated that the porch above the front door gave the house a heavy appearance at the entry area. Mr. Davis agreed to use true divided lite windows throughout the project.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION THAT THE HEDGES ARE KEPT AT TWELVE FEET HIGH, THERE IS A DEED RESTRICTION ON THE HEDGE AND TO REVIEW THE HARDSCAPE WHEN THE LANDSCAPE PLANS ARE PRESENTED. MOTION SECONDED BY MR. BELL.**

Mr. Frank read a letter into the record from Steven P. Rosenberg, M.D., 288 Queens Lane, expressing concern that the proposal is a two-story home.

**ROLL CALL:**

**MR. WIDEMAN      YES**  
**MR. BELL           YES**  
**MR. ADAMS        YES**  
**DR. ROSENBERG   YES**  
**MR. SHAW         NO**  
**MR. HOFFMAN     YES**  
**MR. SCHULER      YES**  
**MOTION CARRIED 6-1.**

Mr. Frank asked if the motion carried a proviso that all of the windows will match, (having true divided lites). It was stated that the architect conceded to match all of the windows

Mr. Randolph said a Deed Restriction form is available for the architect to provide to the town for approval.

After discussion, it was agreed to keep the hedge at a minimum height of eight feet.

**AMENDED MOTION BY MR. WIDEMAN TO KEEP THE HEDGE IN THE FRONT AT A MINIMUM HEIGHT OF EIGHT FEET. MOTION SECONDED BY MR. BELL. MR. SHAW OPPOSED. MOTION CARRIED 6-1.**

✓ **B28-01 New Residence**

Applicant: Boston Homes, Inc.  
Address: 312 Cherry Lane  
Architect: The Pandula Architects  
Project Description: Mediterranean Revival, two story residence

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

The architect requests deferral to the June meeting.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING.**

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**B30-01 Landscape & Parking Lot**

Applicant: Town of Palm Beach  
Address: 400 South County Road  
Architect: D. Murakami & R. Brooks  
Project Description: The preliminary design of the park includes refinement of the conceptual plan presented to the Town Council.

This project was removed from the agenda by staff.

Mr. Moore said the Town Council made the decision to go forward with the bids as the park was designed.

**B36-01 Addition**

Applicant: Bradford D. and Jill E. Kaufman  
Address: 151 Seagate Road  
Architect: Tercilla Courtemanche Watson, Inc.  
Project Description: First and second floor room addition.

This project was deferred from the April meeting for restudy.

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

Architect Rene Tercilla said the windows were revised in response to the Commission's comments last month. The shutters will be provided for hurricane treatment which will match the existing shutters. Two coconut palm trees will be added for screening to the

neighbors.

The commission felt that the window and door revisions were a tremendous improvement to the project.

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

**B. NEW BUSINESS - MAJOR PROJECTS**

**B38-01 Demolition and New Cottage and New Library**

Applicant: Harold Sorgenti  
Address: 311 Seabreeze Avenue  
Architect: Brower Architectural Associates  
Project Description: Demolition of two story detached guest cottage and construction of same. Construction of a single story detached study/library.

A facsimile letter was received on May 23, 2001 at 8:30 a.m. from the architect requesting project removal.

**MOTION BY MR. WIDEMAN TO REMOVE THE PROJECT FROM THE  
AGENDA.  
MOTION SECONDED BY MR. SHAW.  
MOTION CARRIED UNANIMOUSLY.**

**B39-01 Demolition**

Applicant: Paul Lapidus  
Address: 223 Pendleton Avenue  
Architect: Smith and Moore Architects  
Project Description: Demolition of an existing residence.

Mr. Wheelock visited the site.

Architect Harold Smith presented photographs of the existing home. The demolition study indicated that the 5,696 square feet, two-story, Monterey style home was built in 1935 and designed by Trainer and Fatio. He said the replacement house will be similar in character.

Mr. Frank read letters from Mrs. Norcross Tilney, 245 Pendlton Avenue, a letter from Brooke W. and Charles M. Huttig, Jr. and a letter from Kirsten Edgeworth, that was

received after this item was heard, all stating their concern of the size of the proposed house on the street.

Mr. Smith reviewed the vegetation material that will be retained after demolition which included the hedges along the sides and along the front yard.

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

Discussion took place at this time regarding the consideration of Pendleton Avenue as a historic district. Mr. Zukov said that this district was turned down for consideration for landmarking and Mr. Frank confirmed that there will be no district on Pendleton Avenue.

**B40-01 Demolition and New Residence**

Applicant: E. Llwyd Ecclestone, III  
Address: 223 Coral Lane  
Architect: Smith and Moore Architect  
Project Description: Demolition of one story residence and new two story Mediterranean Revival with two car garage and pool

Mr. Shaw, Mr. Wideman, Mr. Bell, Mr. Schuler and Mr. Adams said they met with the architect and reviewed the plans. Mr. Wheelock said he visited the site

Architect Jon Moore introduced his associate, Peter Papadopoulos. Mr. Moore said the town records indicated that in 1951 Arthur L. Weeks designed the 2,800 square feet, one-story Bermuda style home. The house now shows signs of settlement. A gumbo limbo tree will remain on the west side of the lot as well as several other large trees. Mango trees will be removed on the east side of the property and an oak tree will be relocated.

Byron Ramsing, 223 Coral Lane, addressed the Commission and stated that he would like to view the plans of the replacement house.

It was suggested to amend the Notification to Property Owners to include the statement that plans are available for review.

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

Mr. Moore presented a photo board of the eclectic mixture of architectural styles, which includes Bermuda, Monterey, Colonial, and ranch style homes.

Mr. Papadopoulos said the proposal is a one and two-story Mediterranean style residence. The driveway will circle at the front of the house and lead into the one-story garage element at the rear of the property. The building materials include mission clay barrel tile, cypress outlookers, wood clad impact windows and decorative metal railings. The textured stucco walls will be beige and the windows will be a toupe color.

The Commissioner's commented that the design was a nice style of Mediterranean, and the general massing is fine, but the style does not fit the neighborhood. It was suggested to incorporate more of a Monterey style into this project and to move the house to the east to maximize the landscape screening to the neighbor.

**MOTION BY MR. HOFFMAN TO DEFER THE PROJECT TO THE JUNE MEETING FOR RESTUDY TO A STYLE WHICH IS A LITTLE MORE IN KEEPING WITH THE OTHER HOUSES ON THE STREET.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**B41-01 Addition**

Applicant: Manhattan Corporation  
Address: 250 Worth Avenue  
Architect: Robert L. Bell  
Project Description: Addition to existing office, enclosure of existing light well, new clay barrel tile roof.

Architect Robert Bell representing Manhattan Corporation and Mr. Burton Handelsman presented the second floor addition project. Because the roof lines do not align, he incorporated a third element that would blend the roofs together. A new barrel tile roofing that will replace the existing shingle material. They propose extending the overhang and adding wood outlookers for more depth and character to the building. A lead glass window that came from the original Tabu Restaurant will be moved to the east side of the building.

Commissioner Bell thought that the leaded glass window was too dissimilar to the French doors on the same elevation. Mr. Adams felt the window surround at the leaded window was too contemporary compared to the window itself. Mr. Schuler suggested making the two entry doors into a single four-feet wide door, as one of the double doors will take up two feet of clearance at the stair landing.

Architect Robert Bell said he will bring the color of the awning back to the Commission for approval.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE  
PROVISION TO USE A MEDITERRANEAN STYLE WINDOW SURROUND  
FOR THE LEAD GLASS WINDOW  
MOTION SECONDED BY MR. SHAW.  
MOTION CARRIED UNANIMOUSLY.**

**B42-01 Demolition**

Applicant: Summit Development, LLC  
Address: 404 Seaspray Avenue  
Architect: SKA Architect & Planner  
Project Description: Demolition of existing home leaving existing guest house.

Mr. Schuler said he spoke with the neighbor on the telephone regarding this project. Mr. Wheelock said he drove by the site.

Architect Pat Seagraves said the home was built in 1937 for Marguerite Strickroot, the architect of record was Sherman Childs, and that the structure is in fair condition. He stated that the lot is non-conforming and the replacement house is before the Town Council for consideration of the site plan.

Discussion took place at this time regarding the accessory structure, (the guest house) which will remain on the lot without a principal structure. Ms. Close said the accessory structure cannot be occupied without a Declaration of Use Agreement.

Lance Mahaney, 419 Seaspray Avenue, said the Seaspray Avenue residents had several meetings regarding designating their street for landmarking. They were concerned with what will be built on the lot, and he asked the Commission to review this project very carefully.

Mr. Shaw asked if the existing building is non-conforming, and they propose to remove more than 50% of the structures that are on the property, can a non-conforming structure remain on the lot if the main residence is removed? He said he would not be in favor of approving the demolition of the main structure without the removal of the secondary structure.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING UNTIL THE TOWN COUNCIL ACTS ON THIS PROJECT. MOTION DIED FOR THE LACK OF A SECOND.**

Mr. Frank agreed that all of the buildings should be demolished and that they should not come before this commission before going to the Town Council.

Zoning Administrator, Paul Castro clarified the interpretation of the zoning code for the Commission by stating that the accessory structure may remain, even if it is non-conforming, provided that 50% cubic volume of that structure is not demolished and it cannot be utilized until the principal structure is rebuilt on the property.

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

**B43-01 Addition**

Applicant: Ricardo Hurtado  
Address: 222 Monterey Road  
Architect: SKA Architect & Planner  
Project Description: Renovation of exterior of existing home including new windows and doors, new facade material and addition of 24 square feet to rear of home.

Mr. Adams said he met with the architect and reviewed the plans.

Architect Pat Seagraves presented photographs of the home showing the existing masonite siding. The revisions to the exterior of the building include dormer windows added to match the windows above the garage, and grey cement shingle siding to be added around the dormer windows and on the sides of the house. The columns will be widened and painted white as well as white trim around the windows. Areas of brick paving will be removed and replaced with landscaping.

Some Commissioners commented that the front facade had a repetitive nature with six arches along the colonnade. It was stated that the proposed building material was not particularly attractive the quality was questionable. To use split shakes for the siding of the house would be a mistake, and traditionally the lower area would be stucco or stone, but the additional dormer windows were felt to be an improvement to the appearance of the house.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING.**

**MOTION SECONDED BY MR. STRAWBRIDGE.**

**MOTION CARRIED UNANIMOUSLY.**

• **B45-01 Demolition and Additions**

Applicant: Linda Beaty Latham  
Address: 271 Plantation Road  
Architect: Giacomelli Architects  
Project Description: Demolition of non-conforming service wing. Enlargement of undersized garage. Addition of covered entry and pool loggia. Addition at first floor. Addition of second floor. New pool and spa. New finish material for existing driveways.

Mr. Bell said he met with the architect and discussed this project.

Architect Dario Giacomelli presented the proposal to partially demolish a portion of a non-conforming service wing, enlarge an undersized garage, add square footage to the second floor, and add a covered entry element. The new driveway material will be pre-cast concrete pavers.

The Commission felt they should see a sample of the driveway material and it was requested to remove the existing black-topping so that rain water may be absorbed through the sand between the pavers. Some Commissioners felt that a full second story addition was an improvement, and other thought that it would make the house look like a box. It was stated that the garage may be too close to North Lake Way and it was asked to provide a landscape plan as the proposal is to conform a one-story into a full two-story home.

**MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JUNE MEETING FOR RE STUDY.**

**MOTION SECONDED BY MR. ADAMS.**

**MOTION CARRIED UNANIMOUSLY.**

• **B46-01 Modifications**

Applicant: Leslie C. Diver  
Address: 232 Oleander Avenue  
Architect: Gregory Casey  
Project Description: Raise and relocate the existing, non-conforming house on the lot to meet the FIMA requirements and the current zoning codes, and construction of a new porch with a trellis and French doors.

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

Property Owner Leslie Diver was present for comments.

Mr. Frank said the architect of record has changed and the new architect is Kimberly Dellastatious. He said this project could be considered a minor project as it was a change-out of existing windows and much of the configuration of the house will not change except for the enclosure of a stairway. However, because the house is being moved to now comply with the code, he felt that the neighbors should be notified and it should be considered a major project.

Architect Kimberly Dellastatious said the house has a finished floor level of four feet above sea level. They plan to raise the house to meet the FIMA flood level and relocate the house to the center of the lot. The revised elevations are very similar to the existing house. New windows and shutters will be added that will meet the hurricane codes. Steps will lead to the front porch because the house will be raised, and a trellis will cover the top of the porch. The existing building is a duplex with exterior stair leading to the second floor. The building will be converted into a single family residence and the stairs will be enclosed. The clap board siding will be grey with a dark grey stem wall. They propose replacing the roof shingles with a white standing seam metal roof.

The Commission suggestions were as follows: Make the panes in the windows and French doors the same size; bring the columns at the trellis out to the ground so that vines can grow onto the top of the trellis; bring the steps in to reduce the width and add a railing; bring some dirt up around the base of the house or ask for a variance of the FIMA requirement for finished floor elevation in order to reduce the front porch steps by one step to reduce the vertical appearance of the house; use a side board around the roof line rather than outlookers; raise the roof of stairwell enclosure up to match the roof line and restudy this as it may be necessary to notch out at the second story window; consider three-dimensional roof shingles rather than metal roofing or flat shingles; plant shrubs against the stem wall which will reduce the appearance of height.

It was stated that they may not be able to get a variance to lower the house by one porch

step, because there is no hardship especially if it can be solved differently. The landscaping and hardscaping were discussed and Mr. Frank said that since the existing house will be moved, the commission has a right to ask for the landscaping, it is an existing situation.

**MOTION BY MR. BELL TO DEFER THE PROJECT TO THE JUNE MEETING TO REEXAMINE THE FRONT STEPS, THE FRENCH DOORS, THE SIDE WINDOW ELEVATIONS, AND THE LANDSCAPING PLANS, IN COLOR. MOTION SECONDED BY MR. HOFFMAN. MOTION CARRIED UNANIMOUSLY.**

**C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS**

**A17-01 Roofing Material Change**

Applicant: Laura and Lucy Anthony  
Address: 424 Chilian Avenue  
Contractor: Atlantic Roofing  
Project Description: Change out flat tile concrete roof to GAF timberline 30/40 year shingles.

This project was deferred from the March meeting for no representation and it was deferred from the April meeting for restudy.

Jack Saskowski presented samples of 30 year Timberline shingle roofing material of which the Commission preferred the brown color mixture.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE PROVISION TO USE THE CEDAR COLOR BLEND SHINGLES. MOTION SECONDED BY MR. BELL. MOTION CARRIED UNANIMOUSLY.**

**A21-01 Hurricane Shutters**

Applicant: 231 Bradley  
Address: 231 Bradley Place  
Contractor: Jupiter Aluminum Products, Inc.  
Project Description: Thirty-eight white roll down shutters.

This project was deferred from the March meeting at the request of the applicant and deferred from the April meeting as no one was present to represent the project.

No one was present to represent the project.

**MOTION BY MR. SHAW TO REMOVE THE PROJECT FROM THE AGENDA.  
MOTION SECONDED BY MR. BELL.  
MOTION CARRIED UNANIMOUSLY.**

**D. NEW BUSINESS - MINOR PROJECTS**

• **A28-01 Landscape and Hardscape**

Applicant: Mrs. Sydell Miller  
Address: 1415 South Ocean Blvd.  
Architect: Robert Truskowski and Jeffrey Smith  
Project Description: New site wall / entry gate / service gate / complete landscape plan / hardscape / lighting / irrigation

Mr. Zukov, Mr. Wideman, Mr. Schuler and Mr. Wheelock said they met with the architect and reviewed the plans. Mr. Hoffman and Mr. Adams said they received telephone calls from the architect, but were unable to meet with them.

Court Reporter Renee Fazio, of Melanie Grout Reporting, was present to transcribe the proceedings of this project.

Landscape Architect Robert Truskowski stated the house will not be visible beyond the landscaping from South Ocean Boulevard and only 26% of the area will be hardscaped. The landscaping will be 58% drought tolerant including paspaum sod which is salt water tolerant enabling it to recover from tropical storms and able to survive severe drought when it is completely dried out. They addressed the screening issue regarding the property to the north with cocoanut palms and hedging. The plan has been kept consistent and simple as there are some wind considerations with this site. Mr. Truskowski said the twenty and thirty watt lighting fixtures will be low voltage. The irrigation system will have a low precipitation system to maximize efficient water use. The hardscape material around the building will be cast stone to complement the cast stone in the architecture. The driveway will have granite pavers and green antique limestone which will match the roof color.

Architect Jeffrey Smith said the site originally had four entry gates, which has been reduced to two gates. He presented an elevation drawing of the six feet high site wall and detail drawings of the proposed main entry gate. A garden with a balustrade wall having two antique sphinxes and wrought iron gates will be located farther into the property.

The consensus of the commission was that the eighteen feet tall main gate was too large and too elaborate. Mr. Wheelock said the landscape plan carries out the philosophy of the architecture with the simple, rigid and repetitive quality of the fenestration. It was asked to reduce the hardscape and add more shade on the east elevation as the light color paving material will reflect the light.

Attorney Ron Kolins, representing Mr. and Mrs. Picower, 1410 South Ocean Boulevard,

addressed the Commission and said that as a condition of the variance granted to the Miller house, his client was given right to approve or disapprove the landscaping that would take place along the common property line. He read a letter into the record which stated conditions that the parties agreed to regarding the landscaping along the common property line as follows:

1. The existing site wall will remain as is.
2. The wooden fence atop the existing wall, is to be removed.
3. A new retaining wall will be constructed ten feet south of the Miller north property line, thus being ten feet within the Miller property.
4. The new retaining wall will be no higher than eighteen inches tall and will run parallel to the existing wall for approximately one-hundred eight feet at the mid section of the site.
5. A seagrape hedge ten feet wide by sixteen feet tall will be planted immediately behind the existing wall and will run for its entire length.
6. Coconut palms are to be planted behind the hedge in clusters. These coconut palms will be over 16' and their tops will therefore be visible from the Picower property.

Mr. Kolins said a variance for higher walls was applied for that his client did not object to. In the course of discussion, relating to the higher wall, between his client and representatives of Mrs. Miller's, it was his client's opinion that the design of the top of the entry gate was out of character with the property.

Attorney Greg Young, representing Sydell Miller, stated that the proposed gate is consistent with other gates in the area.

Mr. Hoffman agreed that the gates seem to be a bit overblown, and that the amount of decorative embellishment could be simplified.

Mr. Wideman said the house is very beautiful and very simple, and that the gates have too much embellishment and they are too tall.

Mr. Shaw thought that the property walls around the entry gate should be stepping down in a tiered method or softened in some way.

Mr. Moore clarified for the record that the variance request for the height of the site wall was denied by the Town Council. The entry gate was presented to the Town Council at their second meeting without the decoration, and there were no conditions placed upon it that would prevent them from presenting it to ARCOM.

**MOTION BY MR. WIDEMAN TO APPROVE THE LANDSCAPING, THE**

**LANDSCAPE LIGHTING, THE SERVICE GATE AND TO RESTUDY THE HARDSCAPE, REDUCING THE AMOUNT ON THE EAST ELEVATION, AND TO RESTUDY THE MAIN GATE TO BE SIMPLIFIED AND PERHAPS LOWERED.**

**MOTION SECONDED BY MR. BELL.**

**AMENDED MOTION BY MR. WIDEMAN TO ASSURE THAT THE HOUSE WILL NOT BE DIRECTLY ILLUMINATED.**

**MOTION SECONDED BY MR. BELL.**

Much discussion took place at this time from the audience and the Commission regarding the site lighting and the site wall.

Chairman Schuler restated the motion as follows for clarification of the record:

**APPROVE THE SITE WALL, WITH THE EXCEPTION OF THE ENTRY GATE AREA WHICH INVOLVES THE COLUMNS ON EITHER SIDE, TO APPROVE THE MAIN SITE WALL, THE SERVICE GATE, THE COMPLETE LANDSCAPING PLAN, THE LIGHTING PLAN, THE IRRIGATION PLAN, AND TO DEFER THE HARDSCAPE ON THE EAST ELEVATION.**

**MR. WIDEMAN AGREED TO WORDING OF THE MOTION.**

**MR. BELL SECONDED THE MOTION.**

**MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. ADAMS TO DEFER THE GATES, THE COLUMNS AND THE WALLS WHICH IMMEDIATELY SURROUND IT, AND THE HARDSCAPE ON THE EAST SIDE OF THE HOUSE.**

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**A29-01 Lighting**

|                      |                                                                                                                        |
|----------------------|------------------------------------------------------------------------------------------------------------------------|
| Applicant:           | Palm Beach Country Club                                                                                                |
| Address:             | 760 North Ocean Blvd.                                                                                                  |
| Architect:           | Luminary Effects                                                                                                       |
| Project Description: | Replace large flood lights on the west side of the clubhouse. Install new landscape lights on east side of club house. |

Consultant Don Collier presented the proposal for replacement fixtures and stated that the lights will not shine on the building.

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

**MOTION SECONDED BY MR. SHAW.**

**MOTION CARRIED UNANIMOUSLY.**

**A30-01 Roofing Material**

Applicant: Michael and Ann Small  
Address: 156 East Inlet Drive  
Project Description: Replace the existing flat cement tile roof with clay Altusa "S" tile, or clay barrel tile incidental to upgrading and Mediterranean appearance.

Property Owner Michael Small presented the project to the Commission. He said they are remodeling the home, mostly inside, but would like to change the exterior to more of a Mediterranean style. He presented pictures of the existing white flat cement tile roof.

The Commission felt that the house did not appear to be a Mediterranean style and they were not opposed to a flat red roofing material. They suggested incorporating more Mediterranean details if they wish to use a clay barrel tile roofing material.

**MOTION BY MR. SHAW TO DEFER THE PROJECT FOR REEVALUATION TO THE JUNE MEETING.**

**MOTION SECONDED BY MR. HOFFMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**A31-01 Site Lighting**

Applicant: Gozzo Estates Homes  
Address: 249 West Indies  
Architect: Lang Design Group  
Project Description: Site Lighting

Landscape Architect John Lang presented the project and said the lights will be purchased from Home Depot.

**MOTION BY MR. BELL TO APPROVE THE PROJECT AS PRESENTED.**

**MOTION SECONDED BY MR. WIDEMAN.**

**MOTION CARRIED UNANIMOUSLY.**

**A32-01 Renovation**

Applicant: Jeffrey A. Cloninger  
Address: 434 Chilean Avenue  
Architect: Smith & Moore Architect  
Project Description: Renovation of facades and alterations of interior common areas.

Mr. Shaw, Mr. Wideman, Mr. Bell, Mr. Schuler and Mr. Adams said they met with the architect and reviewed the plans.

Architect Harold Smith said the six story apartment building was built in 1965. Impact resistant windows will replace the existing sliding windows. The building will have grey limestone, white window trim, white columns and white trim work. Also, a new roof, cast stone balustrade and a wall fountain.

Dr. Rosenberg left the meeting at this time making Mr. Wheelock a voting member.

Some of the Commission's comments were the porthole windows were not appropriate for the classical architecture. The west elevation was fine, but needed some interest. The house should possibly go toward a neo classic style as the existing is a 1960's modern style rather than to glueing on classical details. What was proposed was fine and should not be changed.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE JUNE MEETING.**

**MOTION DIED FOR THE LACK OF A SECOND.**

**MOTION BY MR. WIDEMAN TO APPROVE AS PRESENTED.  
MOTION SECONDED BY MR. BELL.**

**ROLL CALL:**

|                            |            |
|----------------------------|------------|
| <b>MR. WIDEMAN</b>         | <b>YES</b> |
| <b>MR. BELL</b>            | <b>YES</b> |
| <b>MR. ADAMS</b>           | <b>NO</b>  |
| <b>MR. SHAW</b>            | <b>NO</b>  |
| <b>MR. HOFFMAN</b>         | <b>YES</b> |
| <b>MR. WHEELOCK</b>        | <b>YES</b> |
| <b>MR. SCHULER</b>         | <b>YES</b> |
| <b>MOTION CARRIED 5-2.</b> |            |

• **A33-01 Landscape & Hardscape**

Applicant: Mr. and Mrs. George Merck  
Address: 1197 North Lake Way  
Architect: Mario Nievera  
Project Description: Landscape and Hardscape

Mr. Wheelock said he visited the site.

Landscape Architect Keith Williams and Architect Jeff Smith presented the project. Mr. Smith said the driveway will be simulated cast coquina and the pool area will be natural Florida rock and coquina. The main entry gates will have brick piers on either side. He said the property will basically be screened with hedging.

Mr. Wheelock questioned the screening to the house and the pool courtyard next door. Mr. Williams said the screening will be addressed with 14' to 16' tall areca palms, travelers palms between them and an awabuki hedge. It was felt that the landscaping was overly formal for the South Hampton style of architecture. Mr. Smith said that it is a formal shingle style home. There were no landscaping plans for the strip of land between the bike trail and the water. It was asked to possibly provide an area for cuttings and waste vegetation. Mr. Smith said the property has a very sophisticated underground drainage system. Mr. Schuler stated that he liked the proposed landscaping plan.

**MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JUNE MEETING FOR RESTUDY.**

**MOTION SECONDED BY MR. BELL.**

**MR. SCHULER OPPOSED.**

**MOTION CARRIED 6-1.**

**A34-01 Addition**

Applicant: Mr. and Mrs. Kenneth Wolofsky  
Address: 150 Canterbury Lane  
Architect: Ronald D. Schwab and Melinda Schwab  
Project Description: New front entry portico addition at existing platform and steps.

Architect Mindy Schwab stated that the steps and the platform at the entry are existing and all that is needed for a covered entry are columns and a roof.

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

**MOTION SECONDED BY MR. BELL.**

**MOTION CARRIED UNANIMOUSLY.**

**A35-01 Landscape**

Applicant: Mr. and Mrs. Donald Miller  
Address: 225 Via Tortuga  
Architect: Veronica Boswell Butler  
Project Description: Landscape plan

Mr. Wheelock said he visited the site.

Landscape Architect Veronica Butler of VBB Landscape Design said this project is more controlled and more formal than the tropical Florida look of the Phipps Estates which mainly has royal palm trees and ficus trees. A weeping phoenix *reclinata* will balance the mass of the front facade with the existing banyan tree and the 50' tall royal palm tree. A formal garden will be planted on the east side of the driveway entrance. She said the project will have 50% greenspace.

Mr. Wheelock approved of, and congratulated Ms. Butler on the formal and simple plan for this property.

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

**A36-01 Landscape Lighting**

Applicant: Stanley Franks  
Address: 220 Fairview Road  
Contractor: Taurus Electric  
Project Description: Landscape lighting - includes two post lights and thirteen up lights.

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

Mr. Rioux of Taurus Electric presented the lighting plan as it relates to the existing vegetation on the property and presented photographs of similar projects.

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

**VII. OTHER BUSINESS**

Mr. Schuler asked Mr. Frank to supply the Commission with the ordinance pertaining to the mission of the Architectural Review Commission for later review by the Commission Members.

Mr. Bell suggested adding the original item number to the minor projects on the agenda for future reference. Mr. Frank stated that landscaping projects may not come back to the Commission the same year as the original project.

The regulation of building colors was discussed and it was suggested using a base color level. If a proposal is made for a color more vibrant than the approved level, it would have to come to the Commission for approval.

The preservation of existing landscaping relative to new projects and second story additions was discussed.

Mr. Wheelock said he objected to the Town Council not taking advantage of this Commission to do its job regarding the town park project, as certain concerns were expressed regarding materials, etc. Mr. Moore said the Town Council clearly wanted to move forward with this project.

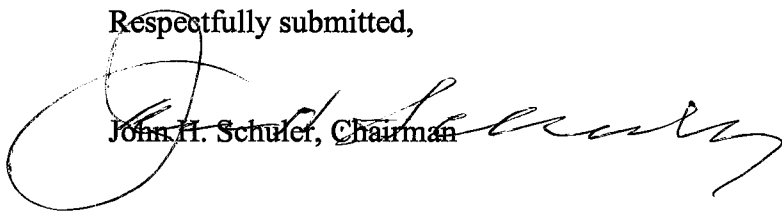
Mr. Moore said that the Breaker's representatives were asked to prepare a presentation for next month's ARCOM meeting regarding the "as built" landscaping plans and other matters that were discussed at last month's meeting.

**VIII. ADJOURNMENT**

The meeting was adjourned at 5:15 p.m.

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on June 27, 2001.

Respectfully submitted,

  
John H. Schuler, Chairman