TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY MARCH 24, 2004 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH

I. CALL TO ORDER

PRESENT:

Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
Morgan Dix Wheelock, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Alternate Member
Leslie C. Diver, Alternate Member
Thomas M. Youchak, Alternate Member
John C. Randolph, Town Attorney
Robert L. Moore, Director Planning, Zoning & Building
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Vice-Chairman Wideman.

IV. APPROVAL OF THE MINUTES FROM THE FEBRUARY 25, 2004 MEETING.

MOTION BY MR. WHEELOCK TO APPROVE THE MINUTES.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

V ELECTION OF OFFICERS

Attorney Randolph called for nominations for Chairman of the Architectural Review Commission.

MOTION BY MR. ADAMS TO NOMINATE MR. WIDEMAN CHAIRMAN OF THE ARCHITECTURAL REVIEW COMMISSION.
MOTION SECONDED BY MR. WHEELOCK.
MOTION BY MR. ADAMS TO CLOSE THE NOMINATIONS FOR CHAIRMAN.
MOTION SECONDED BY MR. WHEELOCK.
THE MOTIONS CARRIED UNANIMOUSLY.

Attorney Randolph called for nominations for Vice-Chairman of the Architectural Review Commission.

MOTION BY DR. ROSENBERG TO NOMINATE MR. WHEELOCK VICE-CHAIRMAN OF THE ARCHITECTURAL REVIEW COMMISSION.
MOTION SECONDED BY MR. ZUKOV.
MOTION BY DR. ROSENBERG TO CLOSE THE NOMINATIONS FOR VICE-CHAIRMAN.
MOTION SECONDED BY MR. ADAMS.
THE MOTIONS CARRIED UNANIMOUSLY.

VI SWEARING IN PERSONS TESTIFYING.

Persons testifying were sworn in at this time.

VII PROJECT DEFERRALS/REMOVALS

B93-03 Additions SPR2-04

Applicant:	Ajit Asrani
Address:	215 Brazilian Avenue
Architect:	The Lawrence Group Architects
Project Description:	Expand building area by a 4-story addition - east side. Renovate to include a 90-seat function room, relocate existing bar and 44 seat dining room. Add exercise room, business center, laundry/storage area, kitchen and management office. Redesign and relocation swimming pool and deck & reconfigure off-street parking lot. Increase

parking from 24 to 36, plus 6 valet spaces.

This project was deferred from the December meeting for restudy, deferred from the January meeting at the attorney's request and heard informally at the February meeting. The architect requests deferral to the April meeting.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

VIII PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B88-03 New Residence and LandscapingSPR7-03

Applicant:	13 Via Vizcaya
Address:	13 Via Vizcaya
Architect:	Dailey Janssen Architects
Project Description:	Construction of a new two-story residence, pool, hardscaping and landscaping.

This project was deferred from the December, January and February meetings at the attorney's request.
Mr. Zukov said he met with the architect and the developer. Mr. Wheelock said he visited the site.
Architect Roger Janssen presented a site plan and indicated that most of the massing will be kept away from the house next door. The architecture will be British Colonial with white timber outriggers, terra cotta colored flat concrete roof tiles, smooth beige stucco building walls and dark green railings and stutters. Mr. Janssen indicated that doors were changed to windows to better balance the front elevation.

Landscape Architect Chuck Yannette noted that the hardscape materials will include reclaimed brick for the parking courts and cast coral stone for the pool patio. At the west and north sides of the property, a six-foot privacy wall will be erected. The large ficus tree will remain on the site and a large clusia will be relocated from the adjacent lot. As well, the ficus hedge theme of the neighborhood will be continued. Gate posts will be placed at the driveway entry, but no gates are planned.

It was suggested to enlarge the garage door for easier access, remove some hard surface around the pool, and plant a vegetative buffer on the east side because it is pure concrete. The shutters will have hinges, but will be decorative only. The standing seam copper roof over the bay window was perceived as heavy. Therefore, it was suggested scaling back the amount of roof overhang to accomplish a higher roof pitch.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT WITH THE REDUCTION OF THE HARDSCAPE.
MOTION SECONDED BY MR. SHAW.

After discussion, Mr. Janssen agreed to round off the corners of the driveway and remove some hard surfaces around the spa.

AMENDED MOTION BY MR. ZUKOV TO APPROVE THE BUILDING AND TO COME BACK WITH THE LANDSCAPE PLAN BASED ON EVERYTHING THAT WAS DISCUSSED.

In response to Mr. Shaw's request, Mr. Zukov declined to make a vegetative buffer a condition for project approval.

MR. SHAW WITHDREW HIS SECOND TO THE MOTION.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.
Developer Donald Malasky addressed the commission, thanking them for the constructive criticism which resulted in a better project.

B7-04 Hardscape, Landscape & Site Walls

Applicant:	Uznis Development LLC
Address:	242 Ridgeview Drive
Architect:	Dailey Janssen Architects
Project Description:	Hardscaping, pool, landscaping and site walls.

The new construction was approved and the landscaping portion was deferred from the February meeting. Chairman Wideman placed this item on the agenda at this time as it was not listed on the agenda.

Landscape Architect Raworth Wall explained that additional landscaping was accomplished by reducing part of the driveway. Nine Alexander palm trees and several banana plants will be added to this space. He stated that the lighting will be minimal with two 75-watt lights and two

50-watt lights reflecting off palm trees. In addition, the fountain will have two lights. Responding to a letter from a neighbor, Mr. Wall stated that two royal palm trees will be moved to the street to continue with the theme of the neighborhood. After discussion, it was agreed to remove some of the hardsurface around the swimming pool. Architect Roger Janssen presented a color sample board of a buff color for the building and green for the shutters. He also displayed a sample of a flat green concrete roof material.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT SUBJECT TO THE REDUCTION OF THE POOL DECK BY 10%.
MOTION SECONDED BY MR. ADAMS.
Under discussion, it was agreed to reduce the width of the walkway around the pool to18-inches and to leave some greenspace next to the house.
MOTION CARRIED UNANIMOUSLY.

B8-04 Demolition and New Residence SP5-2004

Applicant:	JBPB Holdings Inc.
Address:	145 Woodbridge Road
Building Contractor:	J.F. Brennan
Project Description:	Demolish existing house and construct a new two storey house approximately 6,700 square feet.

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

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

Architect Ralph Cantin requested demolition of the house that was originally designed by Marion Sims Wyeth. It is a 4,200 s.f. Bermuda/Ranch stye home that was built in 1951. He explained that they have requested a variance for the non-conforming lot and a variance for the wall height. Developer Joe Brennan remarked that there have been several new houses constructed on this street.

MOTION BY MR. ADAMS TO APPROVE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY DR. ROSENBERG.

Mr. Brennan continued with the proposal of the replacement house. He said that it will be "U" shaped with a front courtyard. Mr. Canitn indicated that a low site wall will separate the swimming pool from the cars. He described the architecture as French /Neo-Classical having simple rounded columns, a flat roof with a parapet, and smooth cast stone elements. In

response to the concerns of the commission, Mr. Cantin stated that they may have to locate two air-conditioning units along the neighbor's side of the property.

Mr. Zukov requested enlarging the two smaller windows on the east elevation to match the size of the other windows on that elevation. Mr. Adams remarked, that given the neighborhood, the severity of the design, and the size of the lot, the landscaping will be extremely important to soften and enhance the project. Mr. Cantin clarified that the eight trees on the preliminary landscape plan are Phoenix date palms. After discussion, Mr. Brennan agreed to remove the driveway entry gates, but did not agree to flip the floor plan having the garage at the front of the property. Mr. Cantin explained that the placement of the house on the lot responds to the massing of the house to the east. The architect was not prepared to present the building colors and materials at this time. Therefore, he agreed to come back with this information when the final landscape project will be heard. Mr. Wheelock wanted it noted that the presentation was not complete without the color and material boards.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT SUBJECT TO CHANGING THE TWO WINDOWS (MAKING THEM THE SAME SIZE AS THE OTHERS ON THE EAST ELEVATION) AND TO COME BACK WITH A COLOR BOARD AND LANDSCAPING.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

B10-04 Demolition & New Residence

Applicant:	David J. Jenkins
Address:	300 Indian Road
Architect:	Solis Designs
Project Description:	Demolish existing building & construct a new 2-story Mediterranean revival residence with detached garage & guest/cabana building.

This project was deferred from the February meeting for having an insufficient application.

Mr. Frank reported that this design would require a number of variances. As a result, he recommended removal from the agenda because staff was unable to make contact with the architect for the necessary corrections.

Attorney Randolph recommended contacting the property owner before removing it from the agenda.

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

B15-04 Additions V2-2004

Applicant:	William S. Friedman
Address:	113 Clarke Avenue
Architect:	Michael J. Johnson
Project Description:	New one and two-story additions to existing two-story residence. Change red Spanish "S" roof tile to white cement.

This project was heard informally at the February meeting

Mr. Wheelock said he had a telephone conversation with the architect.

Architect Michael Johnson presented the proposed revisions to the existing 1910 Bungalow style home. He explained that the project involves removal of the one and two-story wings at the north and south sides of the house, removal of the driveway and the parking court, and removal of the two storage buildings. The hip roof, over the great room, will be changed to a gable roof to match the existing roof lines. Responding to Mr. Wheelock's concern of run off water at the entry, Mr. Johnson explained that gutters and a drain will be added, and that the cricket (roof framing) will be reversed.

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

B. NEW BUSINESS - MAJOR PROJECTS

B16-04 Architectural Design Change SPR 6-2003

Applicant:	Premier Palm Beach, L.P.
Address:	3024 South Ocean Boulevard
Architect:	The Lawrence Group Architects
Project Description:	Modifications to The Waters from previous approval (November 2001) for one ten-unit and one twenty-unit, five floor Contemporary multi-family building, to two eighteen-unit, five floor Mediterranean multi-family buildings.

There were no ex parte communications disclosed.

Architect Eugene Lawrence introduced Project Developer Gordon Deckelbaum. Mr. Lawrence stated that this project had approval for the site and that a building permit has been issued. After a market study was done, they decided to redesign the entire project. As well, the architectural style was changed from Contemporary to Mediterranean. He distributed sample photographs of fountains with large vessels and towers which they propose at the entrance of the condominium. The building will be an off-white color with key stone trim and a three-color blend of red roof tiles. (Clay roofing material was indicated on the ARCOM application) He explained that the building will be organized like a Renaissance palace having the architecture becoming more refined the toward the top. The rustication will cover the first three living levels with columns continuing for the next two floors, leading to the penthouses. He explained that all four elevations of both buildings were different, but will be tied together with the same elements.

The commission's comments were varied with some perceiving the buildings as two distinct styles not blending together, and unbalanced both vertically and horizontally. Others thought that the different elements gave the buildings interest. As well, it was stated that not having uniformity was a touch of brilliance.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE TRUST THAT THE ARCHITECT WILL BRING THE DETAILS TOGETHER. MOTION SECONDED BY DR. ROSENBERG. MOTION CARRIED UNANIMOUSLY.

B17-04 Demolition

Applicant:	Clement Proulx
Address:	224 Esplanade Way
Contractor/Archt:	G.C.L. Construction/Dennis Rainho
Project Description:	Demolition of existing residence and remove shuffle board court.

There were no ex parte communications announced.

Architect Kelly Yates requested demolition of the house that was designed by Belford Shoumate in 1947. He advised that several additions had been constructed over the years which altered the original style of the house.

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

B18-04 Cabana

Applicant:	Robert J. Dwyer
Address:	880 South Ocean Boulevard
Architect:	Raworth N. Wall, Newlands Design group
Project Description:	This is a request for a 100 square foot (10 feet by 10 feet), freestanding portable beach cabana, as allowed per Section 134-1730.b of the Town of Palm Beach Code. The frame is made of steel with a "galvanized finish over sprayed with epoxy paint" which will be held in place in concrete on the existing concrete pad. The white fabric side panels are 8 feet, 3 inches in height, and the green and white striped fabric canopy is 4 feet, 6 inches in height. The fabric sections are removable. As called out on the attached plans, the fabric shall be removed whenever winds are expected to exceed 40 miles per hour.

No ex parte communications were disclosed.

Landscape Architect Ray Wall proposed erecting a 10ft. X 10ft. galvanized frame on an existing raised deck. The frame will be a permanent structure with the canopy used only during the season. Attorney Ron Kolins spoke in favor of the beach canopy.

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

B19-04 New Residence

Applicant:	Patricia and Peter Burt
Address:	105 Casa Bendita
Architect:	Smith and Moore Architects
Project Description:	New two-story Mediterranean style residence.

Ms. Diver, Mr. Feldkamp and Mr. Adams said they met with the architect and reviewed the plans. Mr. Zukov and Mr. Wheelock said they met with the architect and visited the site.

Architect Harold Smith introduced Associate Architect Irma Torregroza and presented the project to the commission. Mr. Smith stated that the building materials will be variegated clay barrel tile roofing, heavily textured stucco building walls, aluminum clad casement, impact resistant windows, cast stone columns and bands around the doors and windows, pecky cypress outriggers and garage doors. Mr. Smith said that the Mediterranean style house will be two-story with one-story wings. He noted that the tower element will help break up the two-story mass. The perimeter landscaping will include a continuous ten-feet high hedge. In addition, cocoanut palm trees spaced, or staggered, between the neighbors palm trees will screen the views from the second floor of this house.

It was suggested moving the beach access easement from the east side to the west side and relocating the driveway to the east side of the property. Another suggestion was to place driveway the middle of the property. The architect was asked to continue with the noronhia and seagrape landscaping that exists along the cul-de-sac.

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

B20-04 Addition V8-2004

Applicant:	Jayne Teggle Keith
Address:	688 Island Drive
Architect:	SKA Architect + Planner/ Jacqueline Albarran
Project Description:	Small one story extension to existing structure, including replacement of a flat roof area with a sloped roof to match existing.

Mr. Zukov said he met with the architect.

Architect Jackie Albarran stated that the proposal is to extend the guest room and to match the existing roof line by replacing the flat roof with a pitched roof. She planned a pergola to soften the garage doors and create a passage from the house to the guest area. Also, the existing flat roof entry will be changed to a gable roof to emphases the entry feature.

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

B21-04 Addition

Applicant:	Robert and Donna Lloyd-George
Address:	346 Crescent Drive
Architect:	SKA Architect + Planner/ Jacqueline Albarran.
Project Description:	Extend existing second floor over existing one-story structure. Match roof, windows, doors, and all detailing.

There were no ex parte communications announced regarding this project.

Architect Jackie Albarran stated that this project had been reviewed and approved four years ago. The proposal is to extend a portion of the existing second story and the addition of a covered terrace.

It was recommended adding landscaping at the north side of the property because it was getting very close to the building next door.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT SUBJECT TO ADDING LANDSCAPING TO SCREEN THE NEW ADDITION FROM THE NORTH.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.

B22-04 Demolition and New Residence

Applicant:	Linda and Brian LaRue
Address:	149 Australian Avenue
Architect:	Garcia, Brenner & Stromberg
Project Description:	1. Demolition of existing residence. 2. Proposed new two-story residence in the Spanish Colonial style architecture. Total air conditioned space 5,048 s. f. textured float finish stucco.

Mr. Wheelock said he visited the site.

Architect Peter Stromberg reported that the house they wish to demolish was designed by Belford Shoumate in 1941. Extensive renovations took place in the 1960's and 1970's rendering the house historically insignificant. He stated that the hedge surrounding the property will be maintained.

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

Mr. Stromberg proposed a two-story Spanish style replacement house for the site. He indicated that the roof line will be similar in scale to the others in the neighborhood. The building will have an off-white smooth stucco, cast stone banding at the fascia lines and columns, and pecky cypress wood front doors and garage doors.

The following comments were made by the Commission:

1. The driveway should be rethought because it would be difficult to access the garage.
2. The cornice appeared very heavy.
3. Landscape screening should be provided for the adjacent homes and should not interfere with the drainage.

4. The two-story window, on the front elevation, was inappropriate for the proposed Spanish style of architecture.
5. The elevation with the long blank wall needs to be restudied to add interest to that facade.
6. The roof lines were too busy.
7. The front elevation should to be simplified because it has too many different dimensions which gives it a choppy appearance.
8. It is too dissimilar to the character of the street which is still the old shingle style of architecture.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE APRIL MEETING FOR RESTUDY TAKING IN CONSIDERATION THE COMMENTS OF THE COMMISSION.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A39-03 Facade Alteration, Loggia and Veranda

Applicant:	William Yahn
Address:	211 Garden Road
Architect:	RWB Architecture
Project Description:	Exterior facade alteration at entry and windows using decorative columns and window surrounds consistent with Georgian style. Interior renovation and rear-covered loggia and veranda.

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

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

Architect Rick Bremmer proposed altering the existing Ranch style home into a Bermuda style home. He stated that after studying the roof lines, they felt the Bermuda style would work better than the Georgian style that was indicated on the ARCOM application. He proposed a new entry with a gable roof and some detailing. As well, arched windows and shutters will be added to further the Bermuda appearance.

The belfry on the garage and the applied stone work at the front door were thought to be unnecessary elements.

MOTION BY MR. ADAMS TO APPROVE THE PROJECT WITH THE REMOVAL OF THE CUPOLA AS WELL AS THE STONE FROM THE FACADE AROUND THE FRONT DOOR.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.

D. NEW BUSINESS - MINOR PROJECTS

A7-04 Modifications and Additions

Applicant:	101 Casa Bendita, LLC
Address:	101 Casa Bendita
Architect:	Smith and Moore Architects
Project Description:	Modifications and additions to a previously approved two-story oceanfront Mediterranean revival residence.

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

Architect Ed Saung presented the modifications to the previously approved project. He remarked that these changes will correct the architecture. As well, making it more suitable for a young family. The house will be opened to create vistas through the house from the pool and the garden. Also, an outdoor dining loggia will be added at the swimming pool area. He remarked that with the proper application of mud, the high profile "S" tile can be indistinguishable from the full barrel tile roofing.

The Commission felt the proposal was a nice improvement to the original design.

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

IX OTHER BUSINESS

There was no other business to be heard.

X ADJOURNMENT

MOTION BY MR. WHEELOCK TO ADJOURN THE MEETING AT 12:44 P.M.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on April 28, 2004 at 9:00 a.m. in the Town Council Chambers, 360 South County Road, Palm Beach, FL.

Respectfully submitted,

Floyd L. Wideman, Jr., Chairman