TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL COMMISSION
WEDNESDAY MARCH 23, 2005
SOUTH FIRE STATION, 2185 SOUTH OCEAN BOULEVARD, PALM BEACH

I. CALL TO ORDER

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

II. ROLL CALL

Floyd L. Wideman, Jr., Chairman
Morgan Dix Wheelock, Vice-Chairman
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Nikita Zukov, Member
William P. Feldkamp, Member
William J. Strawbridge Jr., Member
Leslie C. Diver, Alternate Member
Jeffery W. Smith, Alternate Member
Stirling E. Clarke, Attorney
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Secretary

ABSENT:

Thomas M. Youchak, Alternate Member

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Chairman Wideman.

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IV APPROVAL OF THE MINUTES FROM THE FEBRUARY 23, 2005 MEETING.

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

V ELECTION OF OFFICERS

Planning Administrator Timothy Frank called for nominations for Chairman of the Architectural Commission.

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

Planning Administrator Timothy Frank called for nominations for Vice-Chairman of the Architectural Commission.

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

VI SWEARING IN PERSONS TESTIFYING.

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

VII PROJECT DEFERRALS/REMOVALS

B95-04/SP15-04 Addition

Address: 247 Worth Avenue
Applicant: Jane B Holzer
Architect: The Lawrence Group
Project Description: Addition of a partial second floor, 1700-square feet over the first floor of approximately 1258 square feet. Materials, height, colors are compatible with the existing building. Existing retail use is unchanged.

This project was deferred from the December meeting to address the Worth Avenue Design Guidelines. It was deferred from the January and February meetings at the architect's request. The architect requests deferral to the April meeting.

B21-05 Addition

Address: 355 North Lake Way
Applicant: Mr. Arthur Levine
Architect: Ames Bennett
Project Description: Partial second floor addition.

This project was reviewed informally at the February meeting.
The architect requests removal from the agenda.

A35-04 Roof Material Change

Address: 232 Sanford Avenue
Applicant: Mary Byrne Foley
Contractor: Preston Enterprises
Project Description: Change white flat concrete tile to fiberglass dimensional shingle.

This project was deferred from the December, January and February meetings at the homeowner's request. The property owner requests deferral to the April meeting

MOTION BY MR. WHEELOCK TO DEFER PROJECTS B95-04 AND A35-04 TO THE APRIL MEETING.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.
MOTION BY MR. WHEELOCK TO REMOVE PROJECT B21-05 FROM THE AGENDA.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

Mr. Shaw stated for the record that it was unfortunate that the ARCOM meeting was being held at the same time as a zoning workshop meeting. He felt that the zoning issues were critical to the preservation and the development of the Town of Palm Beach.

VIII TOWN COUNCIL PROJECTS - VARIANCE REQUESTS

Formal action may or may not be taken relative to these projects.

B15-05/V14-05 Carport Enclosure

Address:	1290 North Ocean Boulevard
Applicant:	Mr. Herbert C. Pohlman
Architect:	SKA Architect + Planner
Project Description:	Raise the existing top of the beam two-feet at the center (a one-story portion) and east terraces. Raise door headers in this area from six-feet, eight-inches to eight-feet high. Enclose existing carport. Match existing roof and all details.

This project was deferred from the February meeting due to the mailing delay of the notices to the neighbors.

Mr. Wheelock said he visited the site.

Architect Jackie Albarran reported that a point of measurement variance is being requested due to the slope of the land. She proposed adding 7-feet of soil to bring the property up to FIMA regulations, resulting in a higher cubic content calculation.

MOTION BY MR. SHAW TO RECOMMEND TO THE TOWN COUNCIL THAT THERE IS NOTHING ADVERSE TO THIS PROPOSAL AND ARCOM SUPPORTS THE VARIANCE.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

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

Dr. Rosenberg noted that the proposal was not for hardship reasons, but it was an enhancement to the architecture.

B16-05/V12-05 Addition

Address:	212 Australian Avenue
Applicant:	Mr. And Mrs. Claes Wahlestedt
Architect:	Bruh/Gilbert Architectural, Inc.
Project Description:	Elevate existing residence two feet in height for FEMA compliance to 7.5 NGVD. First floor kitchen and breakfast room addition. Second-floor master bedroom addition and new windows throughout.

This project was approved at the February meeting with the provision to return with the landscaping and drainage plans.

There were no ex parte communications disclosed regarding this project.

Contractor Harry Gilbert stated that the Town Council approved a variance so that the house could be raised to meet the FIMA requirements. He said that an 8-feet high garden wall will be constructed around the entire property. He proposed three clumps of 8-feet to 10-feet tall bamboo to screen the windows facing the neighbors.

Mr. Wheelock requested changing some of the bamboo to travelers palms.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE PROVISION TO PLANT TWO CLUMPS OF BAMBOO AT SIXTEEN FEET TALL AND ADD ONE TRAVELERS PALM.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.

B23-05/V18-05 Demolition & New Residence

Address:	260 Park Avenue
Applicant:	Troy and Joan Gustavson
Architect:	Smith and Moore Architects
Project Description:	Demolition of an existing two-story residence and construction of an identical two-story residence. The new residence shall be construction at finish floor elevation of 7.50 ft. N.G.V.D. in lieu of existing elevation of 7.1 ft. N.G.V.D.

Ms. Diver said she met with the associate architect and visited the site. Mr. Wheelock and Mr. Shaw said they met with the architect and visited the site.

Architect Jon Moore reported that the existing two-story cottage style house was built in the 1920's. There are no records of the original owner, the designer or the builder. Furthermore,

toxic mold had developed on the second floor after the hurricanes.

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

Project Manager Dan Kahan said that the owners would like to reconstruct the house using concrete block, Hardi-Plank siding, and metal roofing. Mr. Kahan proposed aluminum impact windows and presented a sample of the metal roof.

Attorney Maura Ziska, representing Mr. and Mrs. Gustavson stated that the variance request is to raise the house 4-feet to meet the FIMA requirements.

The Commission agreed that the aluminum windows should have more substance to them and suggested using clad windows instead.

MOTION BY MR. WHEELOCK TO RECOMMEND TO THE TOWN COUNCIL THAT THIS PROJECT ARCHITECTURALLY MERITS THE VARIANCE APPLICATION.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

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

SUBSTITUTE MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO USE CLAD WINDOWS IN LIEU OF THE ALUMINUM WINDOWS.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.

MR. WHEELOCK WITHDREW HIS MOTION.

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B24-05/SP3-2005 Demolition & New Residence

Address:	1695 North Ocean Way
Applicant:	David Frisbie, Trustee
Architect:	Dailey Janssen Architects
Project Description:	Demolition of existing residence. Construction of new two-story residence, guest house, pool, hardscape, and landscape.

Mr. Wheelock declared a Conflict of Interest and left the table during the review of this project.

Architect Roger Janssen read the demolition report into the record. He stated that the one-story Ranch style home was designed by John Volk in 1937.

Attorney Greg Young, representing the property owner, reported that the house was taken off of the landmark list last year.

Landscape Architect Don Skowron reviewed the vegetation that will remain throughout construction, which included ficus and seagrape trees.

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

Architect Roger Janssen presented the site plan and stated that a point of measurement variance is requested.

Attorney Greg Young explained that a point of measurement variance is requested because the property grade increases in height from the street which is below the required 7.5 feet. They also request a variance to build within 50-feet from the bulk head line where there is no seawall improvement.

The Commissioners disagreed on the need for the variances. Some thought that if the house were placed on the lot differently, it could be built with less of a variance to the codes. Others felt that half of the property will be rendered useless if this house met the coastal construction control line requirements. The Commission agreed that a physical scale model of the home with the topography of the land should be presented.

MOTION BY MR. SHAW TO NOT RECOMMEND TO THE TOWN COUNCIL THE APPROVAL OF THIS PROJECT BASED ON THE FACT THAT IT CAN BE BUILT WITH LESS VARIANCES AND LESS SPECIAL EXCEPTIONS, AND IT WOULD NOT BE AN ARCHITECTURAL HARDSHIP TO COMPLY WITH THAT GOAL.

MOTION SECONDED BY MR. FELDKAMP.

SUBSTITUTE MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE APRIL MEETING FOR RESTUDY OF THE FACTS, AND SO THAT THE COMMISSION COULD HAVE A BETTER UNDERSTANDING OF WHAT THE REQUIREMENTS ARE.
MOTION SECONDED BY MR. STRAWBRIDGE.
ROLL CALL:

DR. ROSENBERG	**YES**
MR. STRAWBRIDGE	**YES**
MR. SHAW	**NO**
MR. ZUKOV	**YES**
MR. FELDKAMP	**YES**
MS. DIVER	**YES**
MR. WIDEMAN	**YES**

MOTION CARRIED 6-1.

B25-04/ V20-04 New Residence

Applicant:	171 Royal Poinciana, LLC
Address:	171 Main Street
Architect:	Shibao International Corporation
Project Description:	Construction of a new single family residence

This project was deferred from the April, September, October, November and February meetings at the architect's request. It was deferred from the May, June and December meetings at the staff's recommendation. It was deferred from the July, August and February meetings for restudy. Demolition of the existing residence was approved at the August meeting.

Mr. Wheelock said he met with the architect and visited the site.

Property Owner Lin Min and Architect Donald Ismeyer made the presentations of building materials and landscaping. Ms. Min indicated that the roof will be a standing seam baked aluminum, and all of the building color will be white. She proposed vines along the side property lines for landscaping material.

The commission felt that the presentation was incomplete. The landscape plans did not match the plans in the file and they did not indicate where the air-conditioning units and pool equipment will be located. As well, the plans indicated that the swimming pool was still attached to the neighbor's wall.

Mr. Ismeyer mentioned that the a/c compressors will be located in the barrel vaults on the roof.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE APRIL MEETING TO PRESENT A COMPLETE PRESENTATION.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

IX PROJECT REVIEW

B20-05 New Residence

Address:	110 Angler Avenue
Applicant:	Eileen Morris
Designer/Architect:	R.E. Townsend and Associates/Ignacio Reyes
Project Description:	New two story single family residence "French inspired."

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

Mr. Smith said he received a telephone call from Mr. Ed Reddy who resides next door. Ms. Diver said she met with the architect and the owner. Mr. Wideman and Mr. Zukov said they spoke with the owner. Mr. Wheelock said he had previously met with the architect and the owner. Mr. Feldkamp said he met with the owner and reviewed the plans. Mr. Shaw said he met with the architect, the owner, and visited the site.

Designer Ignacio Reyes said the Town Council has approved the site plan. The house will be a French design with a slate roof and a white stucco building.

The architect was asked to restudy the French dome work on the gable ends of the roof, the widow's walk and the front door. As well, the scale of the elements and opening sizes on the house needed further consideration.

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

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B19-05 Demolition and New Residence

Address:	232 (266) Tradewind Drive (lot 48)
Applicant:	Taja Realty Trust
Architect:	Smith and Moore Architects
Project Description:	Demolition of an existing Regency style house and replace it with a new two-story Monterey style house.

This project was deferred from the February meeting for correction reflecting the current property owner.

Ms. Diver said she met with the architect's project manager and reviewed the plans. Mr. Wheelock and Mr. Shaw said they met with the architect and visited the site.

Architect Jon Moore introduced Project Manager William Waters. Mr. Moore stated that there are two lots of record, each 100-feet x 130-feet. Presently, a one-story residence is located on the westerly lot. They propose to demolish the existing house and build two homes. He read the demolition report which stated that the one-story, Regency style house was designed by Earl Martin in 1962. It was built for Mr. and Mrs. Richard Brams. He indicated that an existing ficus hedge will remain throughout construction.

Roman Martinez, 248 Tradewind Drive, requested having site walls erected before demolition to keep the rats and pests away from the neighbor's properties.

David Barton, 216 Jamaica Lane, addressed the Commission and requested that the house be throughly fumigated.

MOTION BY MR. WHEELOCK TO APPROVE THE DEMOLITION WITH THE PROVISION TO MAINTAIN ALL OF THE PERIMETER HEDGES ON BOTH PROPERTIES THROUGH CONSTRUCTION, TO SUBMIT THE LANDSCAPE DRAWING THAT WAS PRESENTED AS A RECORD OF WHAT WILL BE KEPT THROUGH CONSTRUCTION, THAT THE EXISTING HOUSE TO BE TOTALLY FUMIGATED BEFORE DEMOLITION, AND TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS OF DEMOLITION.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

Architect Jon Moore stated that there are a variety of styles of architecture and sizes in the neighborhood.

Project Manager William Waters described the house as an Anglo Caribbean/British Colonial style.

Mr. Frank read a letter from Philip A. Ives, 237 Jamaica Lane, stating that the two-story house will invade the privacy of the neighbors and requested a ficus hedge be planted to block the view from his house.

Roman Martinez, 248 Tradewind Drive, stated that he was concerned with the location of the air-conditioning units. He also asked the Commission to consider the scale and the scope of this project.

David Barton, 216 Jamaica Lane, passed photographs to the Commission and said, "this is what we're trying to stop." He was referring to block buster homes being built in small neighborhoods.

Robert Terry, 272 Tradewind Drive, spoke in opposition of two-story home being built on this street.

The neighbor at 225 Tradewind Drive, (name unknown as it was inaudible at the meeting), said that she could not bear the thought of having these two houses across the street from her.

Elena Martinez, 248 Tradewind Drive, asked to have her dining room window blocked out of view of this house.

Kate Gubelmann, 265 Tradewind Drive, requested having one house built at a time so that the neighbors will have a better quality of life.

Architect Moore said they would be willing to work with the neighbors on the landscaping.

Mr. Shaw thought that both of the projects on Tradewind Drive should be reviewed at the same time because they impact each other.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT AFTER THE NEXT PROJECT ON THE AGENDA HAS BEEN REVIEWED.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.

Chairman Wideman called this item back to the table after item #B18-05.

MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE APRIL MEETING.

SUBSTITUTE MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE APRIL MEETING ON THE BASIS THAT IT IS NOT IN HARMONY WITH THE PROPOSED DEVELOPMENT OF THE LAND IN THE GENERAL AREA.
MOTION SECONDED BY MR. SHAW.
MOTION CARRIED UNANIMOUSLY.

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B18-05 Demolition and New Residence

Address:	232 Tradewind Drive (lot 49)
Applicant:	Taja Realty
Architect:	Smith and Moore Architects
Project Description:	Demolition of an existing Regency style home and replace it with a two-story Anglo Caribbean style home.

This project was deferred from the February meeting for correction reflecting the current property owner.

There were no ex parte communications disclosed regarding this project.

Mr. Waters presented the two-story, Georgian style home to the Commission.

MOTION BY MR. WHEELOCK TO DENY THE PROJECT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN ARTICLE 111. ARCHITECTURAL REVIEW AND PROCEDURE, SECTION 18-205 CRITERIA (4) THE PROPOSED BUILDING OR STRUCTURE IS NOT IN HARMONY WITH THE PROPOSED DEVELOPMENTS ON LAND IN THE GENERAL AREA, WITH THE COMPREHENSIVE PLAN FOR THE TOWN, AND WITH ANY PRECISE PLANS ADOPTED PURSUANT TO THE COMPREHENSIVE PLAN.
MOTION SECONDED BY MR. STRAWBRIDGE.

SUBSTITUTE MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE APRIL MEETING AND TAKE INTO CONSIDERATION THE DISCUSSION AFFECTING BOTH PROPERTIES.
MOTION SECONDED BY DR. ROSENBERG.
MR. WHEELOCK OPPOSED.
MOTION CARRIED 6-1.

B. NEW BUSINESS - MAJOR PROJECTS

B25-05 Demolition, New Residence, Landscape & Hardscape

Address:	200 Clarke Avenue
Applicant:	200 Clarke Avenue, LLC
Architect:	Dailey Janssen Architects
Project Description:	Demolition of existing residence. Construction of new two-story residence, cabana, pool, hardscape, and landscape.

Mr. Wheelock declared a Conflict of Interest and left the table during the discussion regarding this project.

It was noted that the architect did not have a model for the presentation which is a requirement for projects over10,000 square feet in size.

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

Mr. Janssen indicated that they were prepared with a digital model, but could not present it because the fire station meeting room did not have the proper video equipment.

MOTION BY DR. ROSENBERG TO BRING THE PROJECT BACK TO THE TABLE.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

Architect Roger Janssen requested demolition of the existing residence. He stated that the Bermuda style residence was originally designed by Howard Chilton in 1951. The property has a one-story residence, a two-story garage, and an accessory building on it.

Landscape Architect Don Skowron advised that the perimeter landscaping will remain during construction.

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

Architect Roger Janssen presented the proposed Neo-Classical style residence. The building walls will have smooth limestone, cast stone veneer, and stucco. The main portion of the house will be

two-stories with a one-story wing facing South County Road. The front facade will be nonsymmetrical having a recessed loggia/front entry and two protruding two-story wings.

The following comments and suggestions were made by the Commission:

The shutters do not match the window sizes.
Double hung windows were preferred to the casement windows.
The parking area, facing South County Road, should be relocated to the other side of the garage to conceal the cars from the street.
The project appeared very massiveness, possibly due to the renderings.
Reorient of the house so that the massing will be more to the sides.
Eliminate the three dormer windows at the center of the building.
Place the garage off of the alley.
The amount of ashlar work seems to be overdone.
The proposal has a massive castle-like appearance.
Introduce some stone work in areas other than just the stair tower, or eliminate it.
There was no resolution between the gable roofs, the dormer windows, and the hip roofs on the main facade.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE APRIL MEETING FOR RESTUDY.
MOTION SECONDED BY MR. FELDKAMP.
MOTION CARRIED UNANIMOUSLY.

Landscape Architect Don Skowron made the presentation of the proposed landscape and hardscape.

Mr. Feldkamp left the meeting at this time.

The meeting was reconvened at 1:30 p.m. after a lunch break. Mr. Shaw was not in attendance at this time. Therefore, Ms. Diver and Mr. Smith were voting members.

MOTION BY MR. STRAWBRIDGE TO REINSTATE THE REQUIREMENT TO HAVE A THREE-DIMENSIONAL SCALE MODEL FOR PROJECTS MORE THAN 10,000 SQUARE FEET.
MOTION SECONDED BY MR. WHEELOCK.
MOTION CARRIED UNANIMOUSLY.

B26-05 New Residence

Address:	242 Via Las Brisas
Applicant:	Dan Swanson
Architect:	Phoenix Architectural
Project Description:	New single family residence.

Mr. Wheelock said he visited the site.

Architect Lynn McColl presented the last project in the Phipps Estates. She noted that the building coverage was 9,364 square feet, landscape coverage of 45.8% and CCR of 3.89. She described the architecture as an Eclectic Mediterranean style. The style has features of a Mediterranean style with a clay barrel tile roof, cast stone entryway and pecky cypress wood doors.

It was suggested to either add quoins to all of the corners of the building or eliminate them completely. In addition, the west elevation needed more fenestration and the bay window needed to be restudied.

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

B27-05 Demolition & New Residence

Address:	264 Country Club Road
Applicant:	Real Property Intellectuals LLC
Architect:	The Lawrence Group Architects
Project Description:	Demolition of a one-story single family brick residence. Construction of a two-story concrete block and stucco with a clay barrel tile roof, four bedroom house with a two-car garage.

Mr. Wheelock said he visited the site. Mr. Strawbridge declared a conflict of interest and left the table during the discussion.

Architect Eugene Lawrence presented photographs of the existing house. The demolition report stated that the house was designed in 1950 by Emily and Harold Obst Architects for Mr. and Mrs. Richard Brams. The house has had substantial flood damage.

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

Architect Eugene Lawrence presented the replacement house to the Commission. He described the architectural style as a Florida Bungalow with clay barrel tile roofing. The house was designed with a side loading garage. The windows will be tinted grey and the building color will be white.

After discussion, Mr. Lawrence agreed to break the two-story window into four separate windows.

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

B28-05 Restoration

Address:	120 Jungle Road
Applicant:	Mark Brentlinger
Designer/Architect:	MPerry Design/Ames Bennett
Project Description:	Historic restoration and additions to an original 1922 residence designed by Marion Sims Wyeth. New Landscape and hardscape.

Mr. Strawbridge, Mr. Zukov, Mr. Wideman, and Dr. Rosenberg said they met with the architect. Mr. Wheelock said he met with the architect and visited the site.

Designer Michael Perry reported that the house was designed by Marion Sims Wyeth in 1922. Several additions have been done over the years. The homeowner wants to bring the house back to the original design with a few minor changes.

Mr. Shaw was in attendance at this time.

Landscape Designer Mario Nievera presented a landscape plan.

MOTION BY MR. WHEELOCK TO APPROVE THE PROJECT WITH THE PROVISION TO SQUARE OFF THE SPIRAL STAIRCASE.
MOTION DIED OF A LACK OF A SECONDED

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT WITH THE CONDITION THAT THE STONE ELEMENT, TO THE RIGHT OF THE DOOR, REFLECT THE ORIGINAL DESIGN SO THAT THE HOMEOWNER CAN MEET THE EXPECTATION OF RESTORING THE HOME AS IT WAS ON THE FRONT ELEVATION.

Under discussion, it was pointed out that the original front facade will not work because the windows would have to be removed.

MOTION DIED FOR A LACK OF A SECOND.

MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION THAT THE STONE WORK AT THE FRONT DOOR BE CUT OFF AT THE RIGHT SIDE OF THE DOOR, THE END OF THE LOGGIA BE PUSHED BACK 6" OR MORE, AND OPEN THE BOTTOM OF THE CURVED STAIRS SO THAT IT DOES NOT READ AS A SOLID ELEMENT.
MOTION SECONDED BY MR. SMITH.
MOTION CARRIED UNANIMOUSLY.

B29-05 Demolition & New Residence

Address:	242 Cherry Lane
Applicant:	Mortimer Finlay Curran
Architect:	Ames Bennett
Project Description:	This is a request for a one-year extension of ARCOM Case #B23-04 to demolish a 1950's Ranch-style single family residence, and build a new two-story Bermuda-style single family residence.

There were no ex parte communications disclosed regarding this project.

Architect Ames Bennett requested a one-year extension of the approval of a previously reviewed project.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT FOR AN ADDITIONAL SIX MONTHS.

SUBSTITUTE MOTION BY MR. SHAW TO EXTEND THE PROJECT FOR SIX MONTHS AND TO CHANGE THE COLOR TO A PALER PINK.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

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B30-05 Renovation

Address:	155 North County Road
Applicant:	Salamander Palm Beach, LLC
Architect:	REG Architects
Project Description:	Renovation of the existing Herberts Lafayette Market. The use will remain the same and the name will be changed to Market Salamander. The exterior will be renovated with new materials and paint. The building structure to remain as is in height with no additions. The walk-in-coolers on the east side to be removed.

There were no ex parte communications announced regarding this project.

Architect Rick Gonzales proposed replacing the glass storefront with impact resistant glass. He presented a building material board which included stone and cotta tiles for the face of the building. The entrance will be accented with a copper roof element and the dumpster will be screened with a rolling gate. Mr. Gonzalez explained that the emergency stair case will have to be placed in the easement which requires a variance.

Mr. Frank indicated that the proposed signage at the rear of the property does not meet the code.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE APRIL MEETING. MOTION SECONDED BY MR. STRAWBRIDGE.

SUBSTITUTE MOTION BY MR. STRAWBRIDGE TO APPROVE THE PROJECT WITH THE PROVISION TO RETURN NEXT MONTH WITH ALTERNATE SCHEMES OF THE FRONT AND REAR FACADES.
MOTION SECONDED BY DR. ROSENBERG.
ROLL CALL:

MR. STRAWBRIDGE	**YES**
DR. ROSENBERG	**YES**
MR. WHEELOCK	**YES**
MR. SHAW	**YES**
MR. ZUKOV	**NO**
MS. DIVER	**YES**
MR. WIDEMAN	**NO**

MOTION CARRIED 5-2.

B31-05 New Guest House, Addition & Alterations

Address:	9 Via Vizcaya
Applicant:	Casa Picchio, LLC
Architect:	Smith and Moore Architects
Project Description:	New roof tiles, windows and doors at the main residence and garage/staff building; entry relocation, master suite addition, loggia and dining terrace additions to main residence; reconstruction of guest house, raising floor elevation to 7.5 NGVD; hardscape changes.

Mr. Zukov said he met with the architect. Mr. Wheelock and Mr. Shaw said they met with the architect and visited the site. Mr. Zukov said he met with the architect. Mr. Wheelock said he met with the architect and visited the site.

Mr. Frank read a letter from Olive and Ernie Burt, 7 Via Vizcaya, opposing the reconstruction of the guest house.

Architect Jon Moore presented the revisions and addition proposals which included; impact casement windows, grey flat roofing tile, and a grey building with white trim.

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

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A5-05 Roof Material Change

Address:	201 Pendleton Lane
Applicant:	Welch
Contractor:	Westrun Roofing
Project Description:	Change roofing material from flat white concrete to blue dimensional shingle.

This project was deferred from the February meeting for restudy.

No one was present when this project was called.

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

D. NEW BUSINESS - MINOR PROJECTS

A6-05 Landscape, Hardscape & Gate

Address: 444 North Lake Way
Applicant: Robert Jaffe
Designer: Mario Nievera Design
Project Description: Proposed hardscape, planting and gate design.

Landscape Designer Mario Nievera reported that the gate proposal has been withdrawn. The vegetation at the front of the property will be very dense to hide the house from the road. Piers, with the street address, will be placed at the driveway entrance.

The amount of greenspace was questioned as the plans showed very little. Staff was asked to confirm the greenspace calculations.

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

A7-05 Landscape Lighting

Address: 274 Monterey Road
Applicant: Albert Hallac
Contractor: John Watson Landscape Illumination
Project Description: Landscape illumination additions

Lighting Consultant John Watson introduced his assistant Doug Mathews. They proposed 28, 175-watt light fixtures at the front of the property

MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE PROVISION TO CHANGE THE WATTAGE OF THE THREE MERCURY VAPOR UP-LIGHT FIXTURES TO 100 WATTS.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

A8-05 Landscape, Hardscape and Colors of New Cabana Buildings

Address:	1 South County Road
Applicant:	The Breaker's Palm Beach, Inc.
Architect:	Wimberly Allison Tong & Goo
Project Description:	Landscape and hardscape associated with the Breaker's beach and cabana project. Presentation of colors for the cabanas.

Paul Leone, President of Flagler Systems of the Breaker's Palm Beach, Inc. presented the revised building colors of pale grey, yellow and blue. The roofs on the cabanas will be grey/green colors to resemble slate.

Landscape Architects Bob Bailing and Rich Hallock with EDSA Designs presented the landscape and hardscape plans. The hardscape materials will include limestone, keystones and concrete. Cocoanut palm trees will line the walkway leading to the cabana area.

The Commission felt that the building colors should be brighter, but not as bright as the first presentation. Rather than using roofs resembling slate on island style buildings, it was suggested using wood shakes.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED EXCEPT TO RESUBMIT THE ROOF MATERIAL, PRESENT THE ACTUAL COLOR CHIPS AND COLOR RENDERINGS.
MOTION SECONDED BY MS. DIVER.
MOTION CARRIED UNANIMOUSLY.

A9-05 Revisions

Address:	1255 North Lake Way
Applicant:	Darci Glazer and Joel Kassewitz
Architect:	Ralph Choeff
Project Description:	East brick face to be covered with new white stucco finish. Existing shutters at windows to remain with new off/white paint finish. New front entry porch, steps and walk of keystones. New keystone tile at existing rear porch, and a new front door.

No one was present to represent the present the project.

MOTION BY MS. DIVER TO DEFER THE PROJECT TO THE APRIL MEETING.
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.

A10-05 Landscape, Hardscape & Lighting

Address:	105 Casa Bendita
Applicant:	Peter Burt
Designer:	Mario Nievera
Project Description:	Proposed hardscape, lighting and planting.

Designer Mario Nievera proposed brick pavers with cast stone for the driveway material. The landscape lighting will consist of 25 light fixtures, under 80-watts, along the pathways.

Mr. Wheelock requested that a noronhia hedge be continued at the cul-de-sac rather than eureka palms.

MOTION BY MR. ZUKOV TO APPROVE THE PROJECT AS PRESENTED.
MOTION SECONDED BY DR. ROSENBERG.
MR. WHEELOCK OPPOSED.
MOTION CARRIED 6-1.

X OTHER BUSINESS

There was no other business to be discussed.

XI ADJOURNMENT

The meeting was adjourned at 4:00 p.m.

The next meeting of the Architectural Commission will be held on April 27, 2005 at 9:00 a.m.

Respectfully submitted,

Floyd L. Wideman Jr., Chairman

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

NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
WHEELOCK, MORGAN DIX	Architectural Rev. Commission
MAILING ADDRESS: 301 AUSTRALIAN AVE	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: PALM BEACH COUNTY: FL PB	NAME OF POLITICAL SUBDIVISION: PALM BEACH
DATE ON WHICH VOTE OCCURRED: March 23	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

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

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

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

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

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

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

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

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

You must disclose orally the nature of your conflict in the measure before participating.

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Morgan Wheelock, hereby disclose that on 23rd March, 2005:

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

✓ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

___ inured to the special gain or loss of _____, by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

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

Residence at 1695 North Lake Way

The Owner is my Client and my firm is the Commissioned Landscape Architect for the project.

23 March 2005
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLO-[illegible]RE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: [illegible]EACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN [illegible]ARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

B27-05

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

T NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
STRAWBRIDGE WILLIAM J.	ARCON
MAILING ADDRESS 434 CHILEAN AVE. #5C	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY PALM BEACH COUNTY PALM BEACH	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 3/23/05	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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

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

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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

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

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

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

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

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

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

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

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

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

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

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

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, WILLIAM STRAWBRIDGE, hereby disclose that on 3/23/05, 19____:

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

____ inured to my special private gain or loss;

____ inured to the special gain or loss of my business associate, _____;

____ inured to the special gain or loss of my relative, _____;

____ inured to the special gain or loss of _____, by whom I am retained; or

____ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

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

I ALSO REPRESENTED THE PETITIONER SCOTT DERRIN IN REAL ESTATE MATTE SO RECUSED MYSELF

REC'D JUN 21 2005 TOWN CLERK

Date Filed

3/23/05
Signature

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

B27-05

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

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
STRAWBRIDGE WILLIAM J.	ARCON
MAILING ADDRESS: 434 CHILEDAL AVE. #5C	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: PALM BEACH COUNTY: PALM BEACH	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED: 3/23/05	MY POSITION IS: ☐ ELECTIVE ☒ APPOINTIVE

WHO MUST FILE FORM 8B

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INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

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* * * * * * * * * * * * * * * * *

ELECTED OFFICERS:

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

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

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

* * * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

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- **You must disclose orally the nature of your conflict in the measure before participating.**
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DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, WILLIAM STRAWBRIDGE, hereby disclose that on 3/23/05, 19____:

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

____ inured to my special private gain or loss;

____ inured to the special gain or loss of my business associate, _____;

____ inured to the special gain or loss of my relative, _____;

____ inured to the special gain or loss of _____, by whom I am retained; or

____ inured to the special gain or loss of _____, which is the parent organization or subsidiary of a principal which has retained me.

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

I ALSO REPRESENTED THE PETITIONER SCOTT DERRIN IN REAL ESTATE MATTER SO RECUSED MYSELF

Date Filed

Signature 3/23/05

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