

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY FEBRUARY 26, 2003
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I CALL TO ORDER

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

II ROLL CALL

PRESENT:

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

ABSENT:

Lindley M.F. Hoffman, Member (excused)

Mr. Wheelock was a voting member throughout the meeting.

III PLEDGE OF ALLEGIANCE

Chairman Schuler lead the pledge of allegiance.

IV APPROVAL OF THE MINUTES FROM THE JANUARY 22, 2003 MEETING

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING

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

VI PROJECT DEFERRALS/REMOVALS

NONE

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B92-02 Demolition

Applicant: Arturo V. Burigaito
Address: 137 Australian Avenue
Project Description: "Demolition."

This project was deferred from the November, December and January meetings at the property owner's request.

Mr. Wheelock said he visited the site.

Architect Theodore Davis requested approval for demolition of an existing one-story, wood frame house designed by Belford Shoumate in 1945. All of the existing perimeter vegetation will be maintained and a site wall will be removed. The plan for the replacement house is a two-story with a Spanish motif.

MOTION BY MR. WIDEMAN TO APPROVE DEMOLITION WITH THE USUAL CONDITIONS (TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS).

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

Discussion took place regarding the removal of the site wall. Chairman Schuler allowed an additional motion to be made relative to the wall.

**MOTION BY MR. SHAW TO KEEP THE RETAINING WALL ON THE PROPERTY DURING THE CONSTRUCTION PERIOD UNTIL A NEW WALL IS CONSTRUCTED.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B2-03 Renovation

Applicant: Mr. and Mrs. Kevin McGovern
Address: 224 South Ocean Boulevard
Architect: Smith Architectural Group
Project Description: "1. Exterior renovation to the north and east elevations. 2. All details and finishes to match existing."

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

Mr. Moore commented that the project was deferred from the town council agenda and recommended that ARCOM do the same.

**MOTION BY MR. SHAW TO DEFER THE PROJECT TO THE MARCH MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

B. NEW BUSINESS - MAJOR PROJECTS

B5-03 Addition

Applicant: Mr. and Mrs. Raymond E. Kramer, III
Address: 1511 North Lake Way
Architect: Glen P. Harris
Project Description: "Enlarge existing dining room and new family room addition to existing ranch style home."

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

Architect Glen Harris described the project as a single story addition to an existing single story house. The roof heights will match to maintain the character of the existing house.

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

B6-03 New Storefront

Applicant: Thomas Campaniello Real Estate
Address: 304 South County Road
Architect: Michael Allen Mosher
Project Description: "Existing angled storefront to be removed and be replaced with impact approved glass - full height and parallel to the property line."

Mr. Wheelock said he visited the site.

Architect Michael Mosher described the new storefront as having two bay windows with a recessed door. The interior space will be enlarged approximately 40 feet by moving the glass closer to the sidewalk.

Mr. Moore thought that a special exception may be necessary as the size of the store will be increased in excess of 2,000 square feet. He recommended the commission look at the project at an architectural standpoint only, and allow staff to make one more zoning review.

**MOTION BY MR. WIDEMAN TO APPROVE THE ARCHITECTURE OF THE
PROJECT SUBJECT TO ZONING REVIEW.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

B7-03 Demolition

Applicant: Christopher and Andrea Kaufmann
Address: 437 Seaview Avenue
Architect: Lee Kvarnberg
Project Description: "Demolish existing residence located at 437 Seaview. Remove existing pool at 434 Seaspray. Build new pool and pool deck on 437 Seaview Property."

No one was present when this item was announced.

**MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE MARCH
MEETING.
MOTION SECONDED BY MR. ADAMS.
MOTION CARRIED UNANIMOUSLY.**

After the morning break, this item placed back on the agenda at the end of the Major Projects.

Mr. Wheelock said he visited the site.

Architect Lee Kvarnberg stated that a Unity of Title has been recorded to tie two properties together. Attorney Reg Stambaugh, representing Mr. and Mrs. Kaufmann, stated that the intention of tying the properties together is to create a back yard with a lap pool. The demolition report noted that the house was built in 1925 and designed by Arthur L. Weeks. Mr. Kvarnberg said the landscape plan will be presented at a later date, but mentioned that the existing hedge will remain.

MOTION BY MR. WIDEMAN TO APPROVE THE DEMOLITION WITH THE PROVISION TO RETAIN THE EXISTING HEDGE.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

Dr. Rosenberg noticed that the steps, at either end of the pool, would interfere with swimming laps. Property owner Christopher Kaufmann, replied that he was willing to give up the convenience of the laps for the beauty of the pool. Mr. Frank suggested requiring a fence to secure the swimming pool. In response, Mr. Kaufmann agreed to retain a hedge around the property.

B8-03 Facade Revisions

Applicant:	Lee Licinio and Dory Cruz
Address:	279 Colonial Lane
Architect:	Theodore E. Davis
Project Description:	"This is an approved ARCOM project - new owners wish to have Mediterranean front with open porch over garage. All other elevations and plans stay the same. All areas stay the same. All site items stay the same. Landscape and drainage have not changed."

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

Architect Theodore Davis commented that the structure primarily remains the same as the last presentation with the exception of the front facade being changed to a Spanish motif. Other changes include, addition of a porch above the entry, a roof element over the garage, Tuscan columns, simulated pecky cypress doors, and Spanish tile roofing material. The front loading garage was an issue at the previous presentations, which had been resolved with a deed restriction to retain a hedge.

Mr. Adams felt that the style of the residence needed further study, particularly the "S" tile

roofing material. Mr. Zukov preferred the revised design. Mr. Wheelock was uneasy introducing a Mediterranean style to this street. Mr. Strawbridge agreed that the style was not appropriate, and cited the similar/dissimilar criterium.

Carolyn Stambaugh, 272 Queens Lane, addressed the commission with concerns regarding the location of the mechanical and pool equipment. She also requested having vegetative screening between the properties. Mr. Davis stated that the air-conditioning units were moved away from the property wall, and a hedge will be planted around them.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT SUBJECT TO A CHANGE IN ROOFING MATERIAL TO A FULL CLAY BARREL TILE. SECONDED BY MR. ZUKOV.

Mr. Adams remarked that some issues relative to the project have not been addressed.

Chairman Schuler accepted a subsidiary motion at this time and called the vote.

SUBSIDIARY MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE MARCH MEETING FOR RESTUDY.

MOTION SECONDED BY MR. WHEELOCK.

ROLL CALL:

MR. ADAMS	YES
MR. WHEELOCK	YES
MR. WIDEMAN	NO
DR. ROSENBERG	NO
MR. SHAW	NO
MR. ZUKOV	NO
MR. SCHULER	YES

MOTION FAILED 3-4

ROLL CALL ON THE MAIN MOTION:

DR. ROSENBERG	YES
MR. ZUKOV	YES
MR. WIDEMAN	YES
MR. ADAMS	NO
MR. SHAW	YES
MR. WHEELOCK	NO
MR. SCHULER	NO

MOTION CARRIED 4-3.

Mr. Moore reminded the architect that the deed restriction would have to be recorded before a building permit will be issued.

B9-03 Addition

Applicant: Michael and Ann Small
Address: 156 East Inlet Drive
Architect: Giacomelli Architecture
Project Description: "Addition of porte cochere and a north wing. Redefinition of architectural style. Replacement of fenestration and roof."

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

Mr. Moore informed the commission that this project has been before the town council and has received approvals for zoning variances.

Architect Dario Giacomelli displayed photographs of the existing house. He said the proposal is to add a porte cochere to the front of the house, and a north wing containing bedrooms and bathrooms. He commented that the neighborhood is in transition and produced photographs of one-story Mediterranean styles of architecture within three blocks of this property. A stamped concrete driveway with grasscrete will replace the asphalt driveway.

Property owners Michael and Ann Small addressed the commission. Mr. Small was not aware of any objections from the neighbors to their proposed plans. They were previously turned down for a roof material change, because the house did not render itself to a Mediterranean appearance. They now request a style change to accommodate the roofing material.

Mr. Wideman considered a one-story house not a candidate for the Mediterranean style of architecture. Mr. Adams thought that the roof pitch of 5/12 was inappropriate for this style. Mr. Shaw commented that the proposal was not much of a compromise, but it does not blend with the area. Mr. Wheelock noticed that there were no other Mediterranean style homes on the street, and that the porte cochere was out of scale with the house. Mr. Zukov thought that the house could be designed to better blend in with the neighborhood.

MOTION BY MR. ZUKOV TO DEFER THE PROJECT TO THE MARCH MEETING FOR RESTUDY/REDESIGN.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

The meeting was reconvened after a morning break. Chairman Schuler announced that representatives for project B7-03 were present at this time and requested placing the project back on the agenda. Mr. Shaw suggested that it be a policy to ask if any interested persons are in the audience before making a motion for deferment.

MOTION BY MR. SHAW TO RECONSIDER THE MOTION TO DEFER PROJECT NUMBER B7-03 AND HEAR IT AT THE END OF SECTION B. NEW BUSINESS - MAJOR PROJECTS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B10-03 Demolition and New Residence

Applicant: Mr. and Mrs. Frank Wilkens
Address: 1491 North Ocean Boulevard
Architect: The Lawrence Group
Project Description: "The demolition of the existing one and two-story house. A one and two-story Mediterranean house with a partial basement with the reuse of an existing and a new pool. The garage is entered from the south. There is a guest structure on the west side. The materials are clay barrel tile, stucco, simulated stone and wood."

Mr. Wheelock said he visited the site. Mr. Frank read a note from Mr. and Mrs. Gains stating they had no objection to the project.

Architect Eugene Lawrence presented a photo board of the existing residence. The main house was designed by West Benach Architects. The cabana and the swimming pool will remain. Most of the dense vegetation will be reused in this project.

MOTION BY MR. ADAMS TO APPROVE THE DEMOLITION AND TO SOD OR SEED THE LOT WITHIN 15 DAYS.

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

Mr. Lawrence presented a model of the proposed 22,600 square feet replacement house. He stated that the project received site plan approval and a point of measurement variance. A gate house may be in the plans at a later date. The air-conditioning cooling tower will be located at the front of the property and the pool equipment will be located west of the guest house within the set backs. Mr. Lawrence stated that the land will be visually used from everywhere in the house. He presented a hip roof form, as an alternative for the guest house, to better provide shelter from the sun. The proposed building color is smokey salmon with light sand color cast stone.

Mr. Wideman remarked that there were a lot of columns around the pool area. Mr. Shaw suggested bringing the entry feature out in the form of a porte cochere. He discussed the location of the cooling tower as it could be a noise issue to the neighbors. Mr. Strawbridge perceived the stair tower out of place on the building facade, and the proposal was too symmetrical for a

Mediterranean style home. Mr. Schuler thought the windows that extend into the second floor gave the house a commercial appearance.

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

MOTION SECONDED BY MR. WHELOCK.

MR. SCHULER OPPOSED.

MOTION CARRIED 6-1.

B11-03 New Residence

Applicant: Atlantic Real Estate Trust, Inc.
Address: Lot 5, Ocean Lane (6 Ocean Lane)
Architect: SKA Architect and Planner
Project Description: "New two-story Mediterranean style home."

Ms. Diver, Mr. Shaw and Mr. Schuler said they met with the architect and reviewed the plans. Mr. Wheelock said he met with the architect and visited the site.

Architect Pat Seagraves indicated that the preliminary landscaping includes hedging the perimeter of the property. Entry doors, rafter tails, fascia boards, and garage doors will all be made of cypress wood. Stucco will be applied to the base of the house to create a water table. Cast stone will be used to surround the entry door and the window sills. The house will cover 24.51% of the 12,550 square foot site, leaving 50% for landscape area. After a comment by Mr. Wideman, Mr. Seagraves agreed to remove the side lites and center the window in the dining room. A high profile "S" tile roofing material was proposed, as the developer believes the installation is safer. Mr. Zukov thought the house did not take advantage of the ocean view, as well as the amount of vegetation that was proposed blocked the view. Mr. Seagraves agreed that the landscaping may be a little aggressive. Mr. Wheelock remarked that the project was refreshingly simple, therefore, strong.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B12-03 Additions

Applicant: Robert and Susan Burch
Address: 124 Brazilian Avenue
Architect: SKA Architect and Planner
Project Description: "Replace existing 2nd story pergola with a 2nd story addition. 1 story, 2 car garage addition attached to existing structure. All additions to match roof, materials, colors, and all detailing of existing structures."

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

Architect Jackie Albarran presented plans for an addition above a one-story portion of an existing house. She said that they did not receive the variance request for the two-car garage as it was stated in the project description.

All of the commission's comments were positive relative to this project.

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

B13-03 Addition

Applicant: William and Alicia Blodgett
Address: 225 Indian Road
Architect: SKA Architect and Planner
Project Description: "New attached 1 story pergola and garage addition to match roof, materials, colors, and all details of existing main residence. Various window and door revisions on existing west rear wing of structure."

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

Architect Jackie Albarran reviewed the proposed alterations, and stated that a pergola was created to give a connection to the new three-car garage and the house. A previous alteration enclosed three front windows and added a large cast stone balustrade to the rear of the house. The intention is to open the windows and replace the balusters to meet the current code.

The commissioners agreed the project met the needs of the owners without spoiling the integrity of the house. Mr. Shaw requested lowering the existing two-story entry feature to a one-story level. Ms. Albarran pointed out the 50% improvement rule that may prevent the alteration of the entry at this time. Mr. Zukov noted that there was a section between the house and the garage that was uncovered and exposed to the elements. Ms. Albarran acknowledged the open section

and said they will study it.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B14-03 Revisions and additions

Applicant: William and Joanne Conway

Address: 220 North Ocean Boulevard

Architect: SKA Architect and Planner

Project Description: "Revisions to existing balconies. Replace existing aluminum sliding doors and windows with wood clad French doors and casement windows. Inner courtyard: cabana remodel, porch extension, bath extension, and new pergola."

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

Architect Jackie Albarran stated that a variance was approved extending a balcony above the garage that is below grade, technically making the balcony a third story. Also, an in-fill variance was approved extending a covered terrace. All of the sliding doors will be replaced with French doors, and an existing cabana building will be remodeled.

It was commented that the project fit in with what the owner wanted without being obtrusive to the house.

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

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS MINOR PROJECTS

A42-02 Revisions

Applicant: Mary T. Khawly
Address: 888 South Ocean Boulevard
Designer: Stedila Design / Consulting Architects: Smith & Moore
Project Description: "Remove windows, doors, and fireplace - alter openings - install impact resistant units - install new entry door surround - alter/extend balcony - interior improvements / his & her bath additions - relocate interior stair - install spiral stair unit in covered terrace to balcony."

This project was deferred from the December meeting for project clarification, and deferred from the January meeting for restudy.

No ex-parte communications were announced regarding this project.

Chairman Schuler stated that the plans were not received by staff within the prescribed period, but recommended hearing the project.

Architect Harold Smith introduced Designer John Stedila, of Stedila Designs, New York. He reminded the commission that the two items of concern were the balcony railings and the two-story glass feature on the south elevation. Mr. Stedila explained that the two-story window was raised at the ground level, and all of the balcony railings were revised to match. The entry door will have a black French Deco grill work with bronze sea shells. Lights will be recessed in the entry door surround for soft illumination.

Mr. Wideman thought that the changes to the project turned out beautiful. Mr. Zukov suggested adding bracket details to match the balcony on the other side. Mr. Adams noticed that the bronze railings would not stay yellow as the drawing depicted. Mr. Wheelock suggested using baked aluminum railings so that they will remain a yellow color. Mr. Shaw commented that the abutting single door with a frame and the fixed panel of glass without a frame, did not relate to each other. Dr. Rosenberg stated that it was refreshing to see a different style architecture in town.

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

D. NEW BUSINESS - MINOR PROJECTS

A5-03 Site Lighting

Applicant: Goodrich Florida Realty Trust
Address: 1341 South Ocean Boulevard
Contractor: Luminary Effects
Project Description: "Site lighting ."

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

Lighting Consultant Don Collier presented a colored lighting plan indicating the different types of fixtures and the amount of illumination. The pool deck area will have 50 watt down lights as well as some up lighting. He said that no lighting will go beyond the east side of the house because of the turtle issue. However, electrical outlets for holiday lights are planned in this area. The outlets will have a switch so that lights cannot be turned on during the turtle season. Mr. Wheelock commented that the amount of lighting for the size of the property was relatively small. Mr. Collier stated that there was no lighting on the building.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A6-03 Landscape

Applicant: Edward Kelly
Address: 19 Golf Road
Architect: Lang Design Group
Project Description: "Landscape plan."

No one was present to represent the project.

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

MOTION SECONDED BY MR. WHEELOCK.

MOTION CARRIED UNANIMOUSLY.

A7-03 Entry Gates

Applicant: Rod Stewart
Address: 1435 South Ocean Boulevard
Contractor: Tuscany Corporation
Project Description: "New slide gates."

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

Brandon Gardner, representing Tuscany Homes, explained that the existing gate has mechanical problems. He said Mr. Stewart has admired his neighbor's gate, but was prepared with two alternate drawings that were slightly less ornate. It was agreed that the gate was very ornate, but Mr. Wideman thought that it would be hypocritical to deny this request on that stretch of road.

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

MOTION SECONDED BY DR. ROSENBERG.

ROLL CALL:

MR. WIDEMAN YES

DR. ROSENBERG YES

MR. ADAMS YES

MR. SHAW NO

MR. ZUKOV YES

MR. WHEELOCK NO

MR. SCHULER NO

MOTION CARRIED 4-3.

Mr. Wheelock did not want a precedent to continue approval of very ornate gates. Mr. Schuler thought that the gates needed to be redesigned.

A8-03 Landscape & Hardscape

Applicant: Harold and Ann Sorgenti
Address: 311 and 305 Seabreeze Avenue
Architect: Roy-Fisher Associates
Project Description: "Landscape & hardscape plan for whole property with landscape lighting."

Mr. Wheelock said he visited the site.

Landscape Architect John Cartin presented the site plan of the property and said that it was once two properties. A new guest house, and garage are currently under construction. The pool deck will be expanded with terra cotta and cast stone pavers. A fountain feature and a few seating areas will create outdoor spaces. To camouflage the 3-foot difference in the finished floor height, larger

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plant material and paurotis palms will be planted at the base of the new buildings. Two ficus trees will eventually form an arch over the driveway and small sections of picket fence are proposed at the street.

Mr. Wideman noticed that a lot of parking space was indicated on the plans. Mr. Wheelock recalled that a picket fence was erected on Seabreeze Avenue, which was not approved by ARCOM, because it did not conform to the character of the street. Mr. Strawbridge urged keeping the ficus hedge, because it hid a window on the front facade.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE MARCH MEETING TO RESTUDY THE ISSUES OF REDUCING HARDSCAPE, RESOLVING GRADES, GETTING RID OF THE PICKET FENCE, POSSIBLY CLOSING UP THE ENTRANCE, AND REEXAMINE THE DRAINAGE.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

IX OTHER BUSINESS

Mr. Schuler suggested reviewing the agenda, at the morning break, and then decide if a lunch break will be called or not.

IX ADJOURNMENT

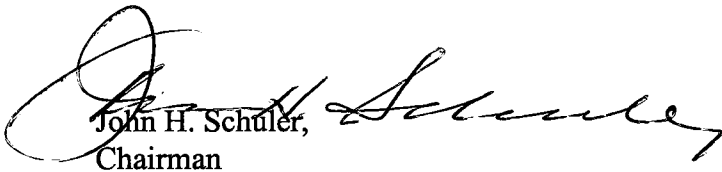
MOTION BY MR. WHEELOCK TO ADJOURN THE MEETING AT 2:50 P.M.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on Wednesday, March 26, 2003 at 9:00 a.m.

Respectfully submitted,


John H. Schuler,
Chairman