

TOWN OF PALM BEACH

Planning, Zoning & Building Department

**MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION
WEDNESDAY FEBRUARY 25, 2004 AT 9:00 A.M.
TOWN COUNCIL CHAMBERS, 360 SOUTH COUNTY ROAD, PALM BEACH**

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT:

John H. Schuler, Chairman
Floyd L. Wideman, Jr., Vice Chairman
Eric Adams, Member
Marvin Rosenberg, Member
Leslie A. Shaw, Member
Lindley M.F. Hoffman, 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
Timothy M. Frank, Planning Administrator
Gretchen Dayton, Recording Secretary

III PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Chairman Schuler.

IV. APPROVAL OF THE MINUTES FROM THE JANUARY 28, 2004 MEETING.

MOTION BY MR. WIDEMAN TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. SHAW.

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

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 and January meetings at the attorney's request.
The attorney requests deferral to the March meeting.

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.

Staff recommends deferral to the March meeting pending Town Council action.

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.

Staff recommends deferral to the March meeting due to an insufficient application.

MOTION BY MR. SHAW TO DEFER PROJECT NUMBER B88-03, WITH RE-ADVERTISING TO THE NEIGHBORS, AND TO DEFER PROJECT NUMBER B8-04 AND NUMBER B10-04 TO THE MARCH MEETING.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VII INFORMAL REVIEW

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.

There were no ex parte communications disclosed regarding this project.

Architect Michael Johnson said that the property has a two-story residence, a one-story garage, and two, one-story storage units that will be removed. He described the architecture as a Bungalow with prairie style influences. The second floor addition will provide a new master suite. The great room addition will be designed with a bay and a tapered roof to match the existing house. A parking court in the south east corner of the property will change the site plan and a covered loggia is proposed between the main entrance and the garage. Mr. Johnson explained that they would like to keep the existing design of the house with the expansive overhangs, but the overhangs count against the lot coverage. In keeping with the prairie style, the ceiling height will be the same as the overhang giving the appearance of the ceiling flowing through to the outside. As a result, the rafter is supported 1½ feet above the ceiling adding to cubic content. As well, the floor height and the supporting members of the roof add to the cubic content. Accordingly, they request to change of the point of measurement of 18

inches below the existing finished floor, which measures 2.9 feet above the crown of the road. He indicated that the proposed lot coverage is 30.7% and without the overhangs it would be 27%. Attorney Peter Broberg explained that the Town Council has requested that they come to ARCOM because of the variances. Mr. Wideman pointed out that the new additions were carrying through an architectural style in which he applauded. Mr. Shaw thought that the connecting element between the garage and the main house did not flow smoothly. Mr. Johnson responded, that the code does not allow an attachment to a non-conforming garage. Therefore, they propose an open area at this location. Dr. Rosenberg appreciated the roof material change from red "S" tile to white flat concrete. Mr. Adams was happy that the house was being renovated rather than being torn down. Mr. Wheelock noted that the new parking court will impact the street and asked the architect to restudy it. Mr. Strawbridge questioned the number of windows and thought that the new addition created a "window wall" which did not complement the prairie style.

MOTION BY SHAW TO ACCEPT THE PRESENTATION AS PRESENTED AND ACKNOWLEDGE THAT IT IS IN KEEPING WITH THE NEIGHBORHOOD AND THAT THEY DO NOT SEE ANYTHING THAT IS ADVERSE FROM AN ARCHITECTURAL STANDPOINT THAT WOULD EITHER IMPACT, OR HAVE ANY DISADVANTAGES TO THE PROJECT.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VIII PROJECT REVIEW

B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

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 and deferred from the January meeting at the attorney's request.

There were no ex parte communications disclosed relative to this project.

Architect Eugene Lawrence remarked that this presentation would be an informal review. He presented photographs of the existing building and elevation drawings of the proposed neoclassical conversion. Responding to last month's commission comments, he indicated that additional elements were incorporated into the fourth story to further tie the building together. Mr. Shaw disliked the idea of changing the simple Art Deco building into the neoclassical style. He felt that the proposal was overpowering and busy. Mr. Hoffman agreed that the facade was busy, but he liked the way the long north/south facade was broken-up. He believed that the main entrance could be simplified. Mr. Lawrence noted that the building may appear busy because of the rendering. Mr. Adams advised that a color rendering may clarify the design proposal. Mr. Zukov remarked that the building could be simplified. Dr. Rosenberg disagreed and thought the line drawings were misleading. Mr. Wheelock thought that a hotel had the right to be fanciful. Ms. Diver preferred keeping the original Art Deco style of the building. Mr. Shaw proposed not discussing the architecture at this meeting, but to focus on the mass and the effect it will have on the neighborhood. Mr. Strawbridge wanted to call attention to the additional mass that will be added to the building with the additional height that they are requesting.

MOTION BY MR. SHAW TO NOTE THAT IN REVIEW OF THIS PROPOSAL THAT THIS COMMISSION DOES NOT FIND ANY ADVERSE ISSUES PERTAINING TO THE STRUCTURE, ITS PLACEMENT AND ITS MASS ON THE PROPERTY AND THE COMMISSION LOOKS FORWARD TO A FINAL ARCHITECTURAL REVIEW WHEN THE APPLICANT COMES BACK.

MOTION SECONDED BY DR. ROSENBERG.

B2-04 New Residence

Applicant: Dean DeSantis
Address: 447 Primavera Avenue
Architect: Phoenix Architecture
Project Description: New two-story residence.

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

Ms. Diver, Mr. Hoffman, Mr. Adams and Mr. Zukov said they met with the architect and the owner/developer. Mr. Schuler said he received a telephone call from the architect, but did not meet with her.

Architect Lynn McColl presented a site plan, elevation drawings and a scale model of the proposed

project. She advised the commission that this project received a variance for a front set back and a site plan approval. A four-car garage with extra parking will be located on the east side of the house. Two very large banyan trees and a very large hedge, between the two driveway openings, will remain on the site. She described the building materials as natural stone work around the windows and corbels, wrought iron railings, multi colored clay barrel tile roofing, white smooth stucco walls and stained cypress wood garage doors. The driveway will have coral stone pavers with brass divisions. The site walls will be landscaped on both sides and an arched hedges will grow over the driveway gates. It was remarked that the tower may have too many windows. It was suggested moving the driveway to the west because it may not function properly. The entry roof and the tower were thought to have very different roof lines than any other part of the house.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED, BUT ASKED THE ARCHITECT TO CONSIDER TAKING OUT ONE OR TWO OF THE WINDOWS IN THE TOWER.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

B3-04 New Residence

Applicant: Richard Richman
Address: 615 Crest Road
Architect: Bridges, Marsh & Carmo
Project Description: New two-story Colonial Revival residence.

This project was deferred from the January meeting for restudy.

There were no ex parte communications disclosed regarding this project.

Mr. Frank read a letter from Mary Cleckner, 620 Crest Road, requesting the driveway gates be moved away from the street allowing maneuverability for large trucks, and to preserve the Royal Poinciana tree at the entrance of the property. Architect Mark Marsh presented the revisions to this project which included removal of the copula on the main house and the removal of the architectural key element which appeared to connect the upper and lower windows. Ambrose Monell, 635 Crest Road, spoke in favor of the project. Landscape Designer Mario Nievera presented the preliminary landscape and hardscape plan which included the preservation of the royal poinciana tree and placing the entry gates farther into the property. It was suggested to use a sliding driveway gate rather than one that swings in/out. The changes that were made and the overall project was well like by the commission.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MAJOR PROJECTS

B7-04 New Residence, Hardscape, Landscape & Site Walls

Applicant: Uznis Development LLC
Address: 242 Ridgeview Drive
Architect: Dailey Janssen Architects
Project Description: New two-story residence, hardscaping, pool, landscaping and site walls.

Mr. Hoffman, Mr. Adams, Mr. Zukov said he met with the architect and visited the site.

Architect Roger Janssen presented the 4,715 s.f., Bermuda/Colonial/Georgian style, two-story residence. He indicated that the massing of the main house will be centered on the lot. Landscape Architect Raworth Wall presented the final landscaping which will consist of 44.2% of the greenspace of the property. He indicated that several trees will remain on the site including an Albizia tree. The ficus nitida, in the easement, and a Schefflera tree will be removed. He also proposed a ficus hedge surrounding the property, an arbor trellis covered in bougainvilleas and a small fountain at the front of the property. Mr. Frank read a letter from Paul Rampell requesting preservation of the four Royal Palm trees along the street. He also read letters in favor of the project from: Michael Muraco, 245 Ridgeview Road; David and Constance Thomas, 222 Ridgeview Road; and Louis Donahue, 250 Ridgeview Road. It was the consensus of the commission that the architecture was quite nice, but it was a shame to introduce a two-story house in a one-story neighborhood. Mr. Janssen, responding to comments that the rear of the house was exposed to the neighbors, reported that site walls were being constructed at this time. It was suggested lowering the roof, possibly to a 6/12 pitch to minimize the impact of the neighborhood. The hardscape was thought to be at the maximum allowed in the town codes. Mr. Wall was asked to increase the greenspace on the south side, between the pergola and the property line. Another suggestion was to add as much of the perimeter hedging material as possible at this time. The rain water runoff from the property was an issue of concern because of the slope of the road and the amount of hardscape proposed for the property. Mr. Wall indicated that he met with the engineer and coordinated the hardscape plan. He was asked to add more vegetation on both sides of the property for additional 70% to 80% screening. Mr. Janssen was asked to state the building colors and materials as he did not have a sample board for the presentation. He indicated that the roof material will be a slate green flat cement tile and the building will be a buff color.

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

**DEFER THE LANDSCAPE AND HARDSCAPE TO THE MARCH MEETING AND TO BRING A COLOR BOARD AND ADDRESS ALL OF THE ISSUES RELATIVE TO THE LANDSCAPE AND HARDSCAPE AS THE COMMISSION HAS SUGGESTED.
MOTION SECONDED BY MR. ADAMS.**

Under discussion: Dr. Rosenberg declined a request to amend the motion to lower the roof heights.

ROLL CALL:

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

MOTION CARRIED 4-3.

B9-04 Addition

Applicant:	Stephan D. and Betsey W. Hall
Address:	230 El Dorado Lane
Architect:	Michael Johnson
Project Description:	Add a one-story 266 s.f. addition at the rear southeast corner of the existing one-story residence.

There were no ex parte communications announced regarding this project.

Architect Michael Johnson proposed a bathroom, walk-in closet and an exercise storage room addition. The addition will be set back 49' from the street and 12 ½' from the side yard.

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

B11-04 Pool House

Applicant: William and Katherine Rayner
Address: 215 Coral Lane and 216 Emerald Lane
Architect: Peter Marino Architects
Project Description: Pool house (accessory structure) and swimming pool, materials include stucco to building walls, lead coated copper roof, painted wood windows, doors and trim.

Mr. Strawbridge and Mr. Hoffman said they met with the architect some time ago. Mr. Adams and Mr. Zukov said they met with the architect and the attorney.

Architect George Restrepo said this project was originally presented last March. He indicated that this property has been combined with the property of the main residence to the south, on Emerald Lane. Mr. Moore indicated that a kitchen agreement will be necessary for the proposed guest house. Mr. Restrepo stated that the Mediterranean/Moorish style house will have pink/salmon stucco, cream color trim and a lead coated copper roof. He pointed out that the guest house will be completely separate from the main house because of an easement that bisects the property and that two large hedges in the easement conceal the overhead wires. It was remarked that it was dissimilar from the main house and the other houses on the street. Especially the metal roof and the crenulated, "broken teeth," wing walls. However, there were other opinions that the different style of architecture was refreshing. Mr. Restrepo agreed to bring the final landscaping and site lighting back for approval. Because there are other Moorish styles in town, which are considered dissimilar to the neighborhoods, it was asked to reconsider the dissimilar rule when a project adds to the environment of the town. Attorney Ron Kolins, representing the applicant, spoke in favor of the project and offered to restudy the crenulation of the wing walls. Mr. Restrepo proposed using a coping straight across the top of the walls.

MOTION BY MR. ZUKOV TO APPROVE THE DESIGN AS PRESENTED EXCEPT FOR THE BROKEN TEETH DESIGN TO CHANGE IT TO THE DESIGN WHICH IS THE SIDE ELEVATIONS, WITH THE CUT OUT/CONNECTING ELEMENT, AND WITH THE UNDERSTANDING THAT FINAL LANDSCAPING AND LIGHTING BE PRESENTED.
MOTION SECONDED BY MR. HOFFMAN
MR. SHAW OPPOSED.
MOTION CARRIED 6-1.

B12-04 Additions

Applicant: Graig Menin
Address: 900 North Lake Way
Architect: Milton Klein
Project Description: Second floor additions: 1. Library and stair over present living room and entry.
2. New exercise room over cabana including exterior stair.

There were no ex parte communications disclosed.

Architect Milton Klein mentioned that he was the original architect for this house in 1985. The owners desire additional living space consisting of an exercise room over the cabana and a library addition over the livingroom. He presented a superimposed photograph showing the additions at the front of the existing house. It was commented that there was plenty of room the place exercise room addition at ground level. The architect was complemented for a project well done and for blending the additions in with the existing house.

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

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

B13-04 Demolition and New Residence

Applicant: Richard and Karen True
Address: 242 Tangier Avenue
Architect: Brower Architectural Associates
Project Description: Demolition of existing house and construction of a new British/Dutch West Indies style two-story residence. Materials to be concrete block and stucco, cement tile roof, and decorative shutters. Preliminary landscape and hardscape.

Ms. Diver, Dr. Rosenberg, Mr. Wideman, Mr. Hoffman, Mr. Adams and Mr. Zukov said they met with the architect and reviewed the plans.

Designer Raphael Saladrigas presented the proposal for demolition of a 44-year old house that is in poor condition. It is a one-story Bermuda Colonial style. He proposed a new three bedroom, three bathroom replacement house in a Dutch/British West Indies style. A separate garage building with an apartment/guest room above will have a lower elevation giving it the appearance of a one-story building. He reviewed the floor plan which will have the dining/living room at the front, a two-story circular stairwell foyer and an arcade connecting the house to the garage.

Landscape Designer Mario Nievera presented the landscaping proposal which included tumble brick pavers in the driveway. In addition, five Royal Palm trees will be relocated to the front of the house.

It was commented that a lot of hardscape was proposed for this project. The vertical appearance of the house was hoped to be diminished somewhat with the trees and plants that are proposed. Mr. Saladrigas, was asked to present the proposed building materials. He responded, that the building and surrounds will be white stucco, the shutters will be white, and the cement tile roof will be white. He noted that the owner may choose cast stone for the surrounds which would be a beige color.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT AS PRESENTED WITH THE CONDITION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 15 DAYS.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

Mr. Shaw left the meeting at 12:05 p.m. Thereby, Mr. Wheelock was a voting member for the rest of the meeting.

B14-04 New Residence V1-2004

Applicant: Orange Grove Park LLC
Address: Orange Grove Park lots 23-25 (Atlantic Avenue)
Architect: SKA Architect & Planner
Project Description: Design of new two-story Spanish style home to be approximately 4,300 square feet.

Ms. Diver, Mr. Schuler, Mr. Hoffman and Mr. Adams said they met with the architect and reviewed the plans.

Architect Pat Seagraves presented the two-story residence proposed on the 75' wide non-conforming lot. The garage will step back from the front of the house and a site wall will be provided around the property. The preliminary landscape plan indicated 48% greenspace on the site. Building materials include clay barrel tile roofing, yellow/umber stucco and cast stone details. The architect was complimented for squeezing the house on a very small lot. The cast stone banding above the entrance was thought to be out of place with the rest of the house. It was suggested to bring the band straight across and eliminate the section that extend upward. Mr. Seagraves presented the preliminary landscaping. He pointed out that hedge along the front of the property and a winding driveway will help screen the garage from the street. The exfiltration trenches will be placed under the driveway making room for additional vegetation on the site. It was suggested bringing the corners of the driveway in two-feet allowing for additional landscaping for further screening of the driveway.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE CONDITION TO CONTINUE THE UPPER BANDING AND TO ADD WINDOW SILLS RATHER THAN LOWERING THE WINDOWS DOWN TO THE BAND.

MOTION SECONDED BY DR. ROSENBERG.

MOTION CARRIED UNANIMOUSLY.

D. 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 and it was deferred from the January meeting at the architect's request.

No one was present to represent this project.

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

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

IX OTHER BUSINESS

Chairman Schuler addressed the commission saying this was his last meeting with them, and that it was his honor and privilege serving as chairman to the commission. He thanked the staff members for all of their support. Mr. Wideman thanked Mr. Schuler for his service and his guidance. Dr. Rosenberg said the commission and the community has been privileged having him serve in this position for many years. He has exemplified the definition of a gentleman and he has brought to this process a charm and dignity that is of the highest order. As well, he has demonstrated incredible respect and courtesy to everyone who has come before this commission. Mr. Moore assured Dr. Rosenberg that Mr. Schuler will receive recognition for his service to the town from the Mayor and Town Council. He also noted that Mr. Schuler has been appointed to the zoning commission. On behalf of the staff he thanked both Mr. Schuler and Mr. Hoffman. He said as past chairman of ARCOM, Mr. Hoffman has served a number of years and will be missed on the commission.

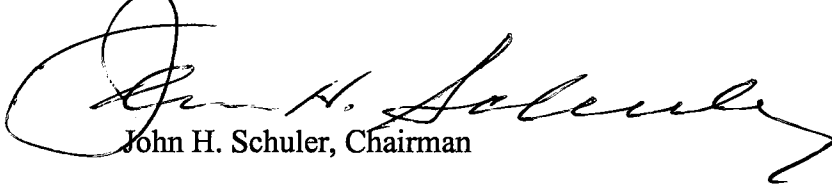
ARCOM Minutes 2/25/04

X ADJOURNMENT

The meeting was adjourned at 12:39 p.m. by motion made by Mr. Wideman which carried unanimously.

The next meeting of the Architectural Review Commission will be held on Wednesday, March 24, 2004.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "John H. Schuler", is written over the printed name. The signature is fluid and extends to the right.

John H. Schuler, Chairman