

TOWN OF PALM BEACH

Planning, Zoning & Building Department

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION

WEDNESDAY, JANUARY 28, 2004

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
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:

Morgan Dix Wheelock, Alternate Member (excused absence)

IV. APPROVAL OF THE MINUTES FROM THE DECEMBER 19, 2003 MEETING.

MOTION BY MR. ADAMS TO APPROVE THE MINUTES.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

IV PLEDGE OF ALLEGIANCE

The pledge of allegiance was lead by Chairman Schuler.

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

B. DEFERRALS AND CONTINUATIONS - MAJOR PROJECTS

B87-03 New Residence and LandscapingSE26-03

Applicant: 10 Via Vizcaya
Address: 10 Via Vizcaya
Architect: Dailey Janssen Architects
Project Description: Construction of a new two-story residence, pool, hardscaping and landscaping.

Demolition was approved at the November meeting. The new construction project was deferred from the December meeting at the attorney's request.

Attorney Ron Kolins requested hearing the project later in the meeting as the landscape architect was not in attendance at this time. Chairman Schuler placed this project under section "C" of the agenda. It was called again and reviewed after item B3-04.

After being recognized by the Chairman, Mr. Donnelley requested that his letter be read into the record as he was unable to stay for the audience comments. Chairman Schuler assured him that it would be read.

Ms. Diver, Mr. Shaw, Mr. Hoffman, Mr. Adams and Mr. Zukov said they met with the architect, the attorney and visited the site. Mr. Schuler met with the architect and attorney. Mr. Frank read letters of opposition from the following persons:

Thorne Barnes Donnelley, 4 Via Vizcaya; Monnie B. Connelley 4 Via Vizcaya; Paul Z. Okean, 203 Via Vizcaya; Lillian T. McHugh, 14 Via Vizcaya; Mrs. Ernest Greett, 7 Via Vizcaya; Gale M. Alger, 6 Via Vizcaya; David and Colleen Kosoy, 235 Via Vizcaya.

Architect Roger Janssen said he revised the project after meeting with commission members. He indicated that because the roof volume was reduced, and the property is very large, the house will not be visible from the street. The architectural style will remain Mediterranean as previously proposed. The main section of the house will be two-story with a stair tower. He remarked that recessed stone work rather than applied detailing will be used and that the quality of the elements and materials will create an elegant building. Landscape Architect Chuck Yanette presented the final landscaping and hardscaping proposal. He noted that there is an existing ten to twelve-foot high ficus hedge on the property. As well, shrub material will be added to enhance the front of the property. The driveway apron and parking court will be old Chicago brick with loose chatahoochee stones in the driveway that will be lined with cocoanut palm trees. Referring to the existing Australian pines on the property, Mr. Moore indicated that they may have to be removed in accordance with a new ordinance relating to invasive vegetation.

Paul O'Keen, 203 Via Vizcaya, stated that his 4,000 s.f. home, on a double lot, was an original design by Maurice Fatio. He felt that all three proposed homes should be considered because of the impact on the neighborhood. Attorney Guy Rabideau, representing Mr. O'Keen, requested that the easement be cleared for use by the neighbors. Attorney Ron Kolins stated that the Town Council has addressed the easement issue and it was agreed to clean it up. He mentioned the letters that were read opposing the project and reminded the commission of the letters supporting the project that had been read at a previous ARCOM meeting. There were different opinions regarding the mass and the quality of the architecture of this project. Mr. Randolph reminded the commission that the size of the house is based upon the zoning code.

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

MOTION SECONDED BY MR. HOFFMAN.

ROLL CALL

MR. ZUKOV YES

MR. HOFFMAN YES

MR. WIDEMAN NO

MR. ADAMS YES

DR. ROSENBERG YES

MR. SHAW YES

MR. SCHULER NO

MOTION CARRIED 5-2.

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 meeting at the attorney's request.

Attorney Ron Kolins asked to defer this project to the February meeting pending Town Council approval.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

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.

Architect Eugene Lawrence requested deferral to the February meeting.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

C. NEW BUSINESS - MAJOR PROJECTS

B1-04 Awning & Marquee SPR4-04

Applicant: Three Seventy Five South County Associates
Address: 375 South County Road
Architect: Eugene Lawrence
Project Description: 1,177 square foot canvas awning and a 96 square foot marquee in the area of the outdoor dining room/main entrance at the relocated Amici Restaurant. The applicant proposes to remove the existing low wall and an existing fountain, and to erect the new awning and marquee, as shown on the attached plans.

Mr. Adams disclosed having a discussion with the manager of the restaurant.

Architect Eugene Lawrence presented photographs of the existing awning on the building and elevation drawings showing it extended four feet over the sidewalk. In addition, a marquee will be added at the curb line and a chimney on the roof for the wood burning oven. Mr. Lawrence made a change to the project description and stated that the owner wanted to keep the existing wall around the outdoor patio. Discussion took place relative to the site plan review that was before the Town Council. It was thought that the location of the marquee may appear to be the location of the valet parking which would cause traffic problems on South County Road. Attorney Ron Kolins informed the commission that they have received all of the requested approvals from the Town Council. Mr. Moore explained that the Town Council has approved the location of the marquee. It was commented that the awning over the sidewalk would set a precedent and that a two-foot awning would be sufficient for the intended purpose.

**MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT BASED UPON
THE ARCHITECTURAL MERITS
MOTION SECONDED BY MR. ZUKOV.
MOTION CARRIED UNANIMOUSLY.**

Mr. Strawbridge voiced his opposition to the awning over the sidewalk.

B2-04 New Residence (non-conforming lot)

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

Mr. Moore noted that this project was deferred from the Town Council's agenda.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B3-04 New Residence (point of measurement requested)

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

There were no ex parte communications disclosed.

Mr. Frank read a letter from Mary Cleckner requesting two driveways to accommodate backup space for large trucks and to preserve the Royal Poinciana tree at the entrance of the property.

Architect Mark Marsh, responding to Ms. Cleckner's letter, stated that they are proposing two driveways and Landscape Designer Mario Nievera said that the mature Royal Poinciana tree will remain at its present location. Mr. Marsh described the architecture as British Colonial with an Anglo/Caribbean feeling. The main entry will have a pediment element and an understated front door. The project will be balanced and will be symmetrical across the eastern and western portions of the building. There will be a free standing loggia style pavilion by the swimming pool. Building materials will be stucco, in a yellow color, cement tile roofing, in a green/slate, and the details will be white.

Landscape Designer Mario Nievera presented a landscaping plan that was designed around the existing Royal Poinciana tree. He said that a balanced composition of date palms will frame the pediment at the entry. The existing foliage and trees along the north and south property lines will remain and will be supplemented for full screening of the neighbors. Mr. Nievera,

responding to Mr. Moore's comments, explained that the Schefflera trees on the lot will be removed in accordance with a new town ordinance.

Commissioners had the following suggestions to further improve the project: The windows gave the north elevation an unbalanced appearance; the copulas did not add to the architectural style; and the details on windows and pediments should be simplified. It was commented that even though both gates are set back in accordance with the code, the south driveway may still cause service vehicles to park on Crest Road. The classic Colonial Revival architecture was thought to be complementary to the community. The architect was asked to come back with the outside lighting plan. Mr. Marsh explained that there will be a pull off area within the driveway for service parking. The copula, on the main house, was designed to add light to the upper floor, but he offered to restudy it.

**MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH MODIFICATIONS AND IF THEY FEEL THEY NEED TO COME BACK WITH A REVISED CENTER PIECE AND ADDRESSING THE GATES.
MOTION SECONDED BY DR. ROSENBERG.**

After further discussion, Mr. Marsh requested deferral. Mr. Shaw withdrew his motion and Dr. Rosenberg withdrew his second.

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

B4-04 New Residence

Applicant:	225 Dunbar, LLC
Address:	225 Dunbar Road
Architect:	Thomas Kirchhoff
Project Description:	New two-story residence in the style of an Italian Villa, new pool, hardscape and preliminary landscape. Demolition of existing one story garage structure.

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

Architect Thomas Kirchhoff presented the proposal to demolish a garage structure.

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

Mr. Kirchhoff presented the Italian Renaissance style of architecture consisting of stucco detailing and building facades, a shallow, sloped hip roof with barrel tile and classical detailing. The driveway will have loose chattahoochee stones, cement chattahoochee at the garage service area, and cast stone for sidewalks and pool deck.

Landscape Architect Bert Krebbs presented the landscaping portion of the project. He indicated that an existing hedge will remain only during construction. They plan to use cast stone in the front parking area and the front walkway.

The project was liked by the commission with a few exceptions. They thought that there was too much hardscape around the pool area and having six air-conditioning units located in the same area would create a noise problem. It was suggested relocating some of the units and/or build a sound buffering wall. The two-story roof section was observed as unsymmetrical with the main facade. Mr. Kirchhoff agreed to lower the roof, erect a sound buffering wall for the air-conditioning units and present the hardscape with the landscape plan.

**MOTION BY MR. ADAMS TO APPROVE THE PROJECT PROVIDED THE
HARDSCAPE IS REDUCED IN SOME WAY AND RE-PRESENTED TO THE
COMMISSION WHEN THE LANDSCAPE IS TO BE APPROVED AND THAT
THE AIR-CONDITIONING UNITS BE PLACED IN ACCORDANCE WITH THE
COMMENTS HAVE BEEN MADE AND THE ROOF COMMENT AS WELL.
MOTION SECONDED BY MR. WIDEMAN.
MOTION CARRIED UNANIMOUSLY.**

B5-04 Addition

Applicant:	Marcie Stollof
Address:	120 Seagate Road
Architect:	SKA Architect + Planner
Project Description:	One and two-story addition to existing Bermuda style home including new kitchen, master suite, balconies and pool cabana.

Ms. Diver, Mr. Wideman, Mr. Schuler Mr. Hoffman, Mr. Adams, Mr. Zukov and Mr. Strawbridge said the met with the architect and discussed the plans.

Mr. Frank read a letter from Harrison Robertson, 134 Seagate Road, stating his concern with

vehicles parking on the street.

Architect Pat Seagraves presented the first and second story additions to the existing house. He specified the building colors and materials to be white concrete tile roof, yellow stucco building, white or green shutters and natural mahogany front door. A covered patio and a cabana will also be added to the house. He offered an option of adding Bahama shutters to some of the existing windows. Mr. Seagraves addressed Mr. Harrison's letter and explained that extra parking areas will be added with the addition of a two-car garage and off street parking.

Landscape Architect Dustin Mizell described the existing vegetation as quite heavy with tall ficus hedges on the north and south sides. The hedge will be continued along the front of the house to minimize the view of the garage. He proposed an entry courtyard with a fountain feature and keystones with zoyza grass.

Mr. Robertson reiterated the comments as stated in his letter. Discussion took place regarding the amount of hardscape. Mr. Mizell responded by stating that very little hardscape was added. Willie De Gray, 110 Seagate Road, appealed to the applicant to lighten up the street scape so that the two-story house does not greatly impact the neighborhood. Attorney Ron Kolins spoke in favor of the proposal and introduced a petition signed by seven of the neighbors. (Attached to and made part of these minutes) Much discussion took place regarding the driveway opening. It was thought that the placement of the two-car garage and the parking area would force cars to backout into the street. Also, the openings should focus on the entry rather than the garage door. Mr. Mizell indicated that the ingress and egress was an existing situation. He advised that the gate drawn on the plans, was just a concept at this time.

MOTION BY MR. HOFFMAN TO APPROVE THE PROJECT AND DEFER THE LANDSCAPING TO RESTUDY THE HEDGE AND ENTRANCE AND EXITS TO THE GARAGE.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Zukov asked that they come back with the design of the gate.

B6-04 Addition

Applicant: Guy Rabideau
Address: 255 Angler Avenue
Architect: SKA Architect + Planner
Project Description: One-story addition to existing one-story structure. Match all detailing, roofs, colors and materials.

Ms. Diver, Mr. Wideman, Mr. Schuler Mr. Hoffman, Mr. Adams and Mr. Zukov said the met with the architect and discussed the plans. Mr. Shaw said he received a telephone call. Architect Jackie Albarran explained that the vacant lot next door has been added to this property. She presented the proposal of adding a two-car garage, two guest suites and a garden courtyard. Awning windows will be replaced with double-hung windows. She restudied the arched element over the garage, at the request of some of the commissioners, and agreed that it may look better as a straight element. She said she added a chimney to the plans just in case the owners wanted a fireplace.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH A STRAIGHT GARAGE DOOR.

MOTION SECONDED BY MR. SHAW.

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. The architect requests deferral to the February meeting.

MOTION BY MR. WIDEMAN TO DEFER THE PROJECT TO THE FEBRUARY MEETING.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

E. NEW BUSINESS - MINOR PROJECTS

A1-04 Landscape & Hardscape

Applicant: Mr. and Mrs. Rudolph
Address: 2355 Ibis Isle Road
Landscape Designer: Mario Nievera
Project Description: Proposed hardscape & landscape designs

The approval of a new two-story addition, project #B94-03, is subject to approval of this landscape project as stated in the motion made by the ARCOM at their December 19, 2003 meeting.

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

No one was present at the time this project was called.

MOTION BY MR. SHAW TO MOVE THE PROJECT TO THE END OF THE MEETING.

MOTION CARRIED BY UNANIMOUS CONSENT

This project was called again after item number A5-04.

Landscape Designer Mario Nievera highlighted the issues that were of concern when the construction project was presented. In response, he proposed ten clusters of eureka palm trees planted at 20 feet high to screen the north property line. He said the architect originally presented a new driveway with a center cut, but later decided to keep it as it exists with two openings. This also allowed the existing hedge to remain. The two ficus archways over the driveway entries were thought to be out of keeping with the neighborhood. Mr. Nievera said that he was responding to the privacy concern of the neighbor across the street by incorporating the arched hedge. He offered to plant palm trees along the street and one in the corner of the property if the arched hedging were eliminated.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITHOUT THE ARCHES.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A2-04 Landscape & Hardscape

Applicant: Anthony P. Solo
Address: 227 Angler Avenue
Landscape Architect: Michael Rawls
Project Description: Landscape and hardscape

There were no ex parte communications announced.

Landscape Architect Michael Rawls presented the hardscape and landscape portion of this project. He indicated that an existing 36" diameter gumbo limbo tree will be accented with an entry motor court. An arbor will center on the motor court that will be enclosed with a 6' high wall. Also, an arbor with a gate will center on the swimming pool. Large fish tail palms and cocoanut palms will screen the two-story home next door. The hardsurfaces will consist of old Chicago brick and coquina pavers.

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

A3-04 Landscape, Hardscape & Lighting

Applicant: Mr. and Mrs. Malcolm McCluskey
Address: 220 Mockingbird Trail
Landscape Architect: Steven M. Dauber/Life Force Nurseries
Project Description: Landscape, hardscape & lighting.

Mr. Zukov said he met with the landscape architect.

Landscape Architect Steven Dauber presented the project. He explained that to secure added off-street parking and move traffic in and out, they added a 9-foot driveway along the front of the property. The tropical landscaping will include ginger, heliconia, white birds of paradise and hibiscus. It was suggested moving the east driveway entrance further west to shorten the length of the driveway and add greenspace. Mr. Dauber assured the commission that the zoysa grass will remain in the courtyard because the area would become very warm with impervious material.

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

Note: Chairman Schuler placed the lighting portion of this project on the agenda after project number A4-04.

Mr. Dauber reported that lights will be installed under the cocoanut palm trees on either side of the front yard and small walkway lamps will be placed inside a hedge.

MOTION BY MR. ADAMS TO APPROVE THE LIGHTING PORTION OF THE PROJECT AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A4-04 Landscape, Hardscape & Lighting

Applicant: Mr. and Mrs. Gary Egbers
Address: 162 East Inlet Drive
Landscape Architect: Steven M. Dauber/Life Force Nurseries
Project Description: Landscape, hardscape & lighting.

There were no ex parte communications disclosed.

Landscape Architect Steven Dauber said the hardscape plan has remained the same as the initial presentation with the exception of some additional material around the pool. Planted in the entry courtyard garden will be Alexander palms, flowering cassia trees and cocoanut palms. It was asked to remove some of the hardscape in the back yard. Mr. Moore informed the commission, as a result of a zoning study of the north end of the island, there may be a new regulation limiting the amount of hardscape permitted on a piece of property.

MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE CONDITION TO REMOVE SOME OF THE HARDSCAPE AROUND THE POOL.
MOTION SECONDED BY MR. SHAW.

The lighting portion of the project was presented at this time. Mr. Dauber stated that no exterior lighting was proposed at the front of the residence. Up-lights will be used on the palm trees at the rear and sides of the residence.

MOTION CARRIED UNANIMOUSLY.

Note: Mr. Shaw left the meeting at 1:10 p.m. Mr. Strawbridge was a voting member for the remainder of the meeting.

A5-04 Front Porch V#45-2003

Applicant: Mr. Brice Lingo
Address: 233 Barton Avenue
Architect: NXG Architecture
Project Description: Extend existing second floor roof to create a continuous front porch at the south elevation of the second floor facing Barton Avenue. The new covered porch will be formed with a cantilevered joist extending from the existing second floor framing.

No ex parte communications were disclosed regarding this project.

Architect Noe Guerra presented the proposal to connect existing balconies over bay windows. He mentioned the dormer element on the garage was added at the request of the owner. Mr. Hoffman liked the balconies, but not the copula.

**MOTION BY MR. WIDEMAN TO APPROVE THE PROJECT WITH THE
PROVISION TO REMOVE THE COPULA.
MOTION SECONDED BY MR. HOFFMAN.
MOTION CARRIED UNANIMOUSLY.**

VIII OTHER BUSINESS

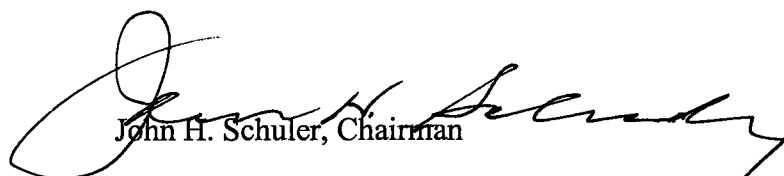
There was no other business to be heard.

IX ADJOURNMENT

**MOTION BY MR. WIDEMAN TO ADJOURN THE MEETING AT 1:31 P.M.
MOTION SECONDED BY DR. ROSENBERG.
MOTION CARRIED UNANIMOUSLY.**

The next meeting of the Architectural Review Commission will be held at 9:00 a.m. on Wednesday, February 25, 2004.

Respectfully submitted,


John H. Schuler, Chairman