



Town Document Library

Adobe

Document

Document Name	DecMinutes182001	Subject	December 2001 ARCOM Minutes	Date	Tue 12/18/2001
Directory	Arcom	Type	Minutes	Category	Arcom

ARCOM 12/18/01

ARCOM Agenda 12/18/01

MINUTES OF THE ARCHITECTURAL REVIEW COMMISSION

TUESDAY, DECEMBER 18, 2001

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

Lowry M. Bell, Jr., Vice-Chairman

Eric Adams, Member

Floyd L. Wideman, Jr., Member

Marvin Rosenberg, Member (arrived at 9:07 a.m.)

Leslie A. Shaw, Member (arrived at 9:06 a.m.)

Morgan Dix Wheelock, Alternate Member

William J. Strawbridge Jr., Alternate Member

Nikita Zukov, Alternate Member

Veronica Close, Assistant Director Planning, Zoning & Building

Timothy M. Frank, Planner/Projects Coordinator

Gretchen Dayton, Recording Secretary

ABSENT:

Lindley M.F. Hoffman, Member (excused)

Note: Mr. Wheelock was a voting member throughout the meeting.

III PLEDGE OF ALLEGIANCE

Chairman Schuler led the Pledge of Allegiance.

IV APPROVAL OF THE MINUTES FROM THE NOVEMBER 16, 2001 MEETING.

Mr. Wheelock said the motion for adjournment indicated that he made the motion and seconded it.

MOTION BY MR. WIDEMAN TO APPROVE THE AMENDED MINUTES.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

V SWEARING IN PERSONS TESTIFYING.

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

VI PROJECT DEFERRALS

B78-01 New Residence

Applicant: P. Kevin Jaffe Trust

Address: 1440 North Lake Way

Architect: Smith & Moore Architects, Inc.

Project Description: New two-story contemporary style residence with pool.

This project was deferred from the October and November meetings for restudy.

The architect requests deferral to the January meeting.

B91-01 New Residence

Applicant: 447 Primavera Way, L.C.

Address: 447 Primavera Avenue

Architect: Phoenix Architecture, Inc.

Project Description: New two-story Mediterranean style residence.

Staff deferred this project to the January meeting as the plans did not meet the zoning code.

A71-01 Window Revisions

Applicant: Donna A. Ward

Address: 1564 South Ocean Boulevard

Architect: Patrick Seagraves

Project Description: Request approval of the existing cast stone window surrounds on the east elevation.

The attorney requests deferral to the January meeting.

A67-01 Landscaping

Applicant: Eliot I. and Ruth F. Snider

Address: 109 El Mirasol

Landscape Consultant: Armstrong Landscape Group, Inc.

Project Description: Chimney design, roof material samples and landscape plan.

At the November meeting, the chimney and roofing material were approved and the landscaping was deferred for restudy.

The architect requests deferral to the January meeting.

MOTION BY MR. BELL TO DEFER PROJECTS B78-01, B91-01, A71-01 AND A67-01 TO THE JANUARY MEETING.

MOTION SECONDED BY MR. WHEELLOCK.

MOTION CARRIED UNANIMOUSLY.

VII PROJECT REVIEW

A. DEFERRALS AND CONTINUATION - MAJOR PROJECTS

B77-01 New Residence

Applicant: Gary and Dina Wexler

Address: 249 Orange Grove Road

Architect: Mojo Stumer Associates

Project Description: Build two-story house. Stucco exterior with low E glass in aluminum frames, tower walls in stone facing, also stainless steel decorative accents.

This project was deferred from the September meeting at the architect's request and deferred from the October and November meetings for restudy. The demolition was approved at the November meeting. The application is subject to pending Town Council approval.

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

Tim Frank stated that the lot width is substandard and even though the lot is platted and can be developed, it still requires Town Council approval. Staff suggested reviewing the project, but defer taking action to next month.

MOTION BY MR. BELL TO REVIEW THE PROJECT, BUT NO ACTION TO BE TAKEN.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

Mr. Shaw said the policy of the Town Council is to review projects before ARCOM does, but as this issue was a matter of a few feet in lot width, he wondered if Council would have a problem if they were to make a commitment.

Mr. Randolph said it was a long-standing policy of the Town Council that they do not want ARCOM to act prior to them acting, but in circumstances such as these, it may be fine as long as it was clarified that the motion is subject to and dependant upon the final review by Council.

The Commission decided to hear the project first, and then if they want to take action, a new motion would be made.

Architect Mark Stumer presented revised site plans showing the gradual grade elevations leading to the house. The driveway was narrowed to a width of 15' and the hedge was moved over to block out the majority of the front loading garage.

Landscape Architect Mario Nievera presented the water retention plan and the preliminary landscaping plan.

Discussion took place regarding drainage plans and if the Commission should discuss these issues. Some of the Commission felt that this issue was not a charge of ARCOM and others felt that drainage should be solved by the architect and landscape architect at this stage because it can effect the appearance of a building.

MOTION BY DR. ROSENBERG TO APPROVE THE PROJECT AS PRESENTED SUBJECT TO FINAL DETERMINATION BY THE TOWN COUNCIL.

MOTION SECONDED BY MR. WIDEMAN.

ROLL CALL:

DR. ROSENBERG YES

MR. WIDEMAN YES

MR. BELL NO

MR. ADAMS NO

MR. SHAW YES

MR. WHEELOCK YES

MR. SCHULER NO

MOTION CARRIED 4-3.

The members voting negatively stated that the architecture was fine, but felt that the project should have been resolved by the Town Council before coming before ARCOM.

B84-01 Demolition and New Residence

Applicant: Michael J. Covetously

Address: 272 Country Club Road

Architect: Turner/Johnson Architects & Planners

Project Description: Demolition of existing residence and construction of a new two- story single family residence.

This project was deferred from the October meeting by staff and deferred from the November meeting for restudy.

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

Mr. Frank stated the project was not presented last month because it did not meet the code requirements. The revised plans were still in excess of 10,000 square feet over the allowed cubic content.

Michael Civitella addressed the Commission and requested review of the demolition portion of

the project, but the architect was not present at this time to present the exhibits.

MOTION BY MR. ADAMS TO DEFER THIS PROJECT TO THE END OF DEFERRALS AND CONTINUATION SECTION OF THE AGENDA.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

This project was called again after item number B90-01

Architect Joel Johnson presented a photo board of the existing house which was designed by Mr. Ballard in 1950.

MOTION BY MR. BELL TO APPROVE THE DEMOLITION WITH THE PROVISION TO SOD OR SEED AND IRRIGATE THE LOT WITHIN 30 DAYS.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

B86-01 New Residence

Applicant: Barbara Madsen

Address: 258 Miraflores Drive

Architect: Architectural Communications Group, Inc.

Project Description: Construction of a new Bermuda style home.

Demolition was approved at the October meeting and review of the new residence was deferred from the October and November meetings for restudy.

Mr. Zukov and Mr. Shaw said they met with the architect. Mr. Bell, Mr. Schuler and Mr. Adams said they met with the architect and the owner's daughter.

Architect Tony Chiaravalloti presented the revised project with window and shutter modifications.

It was stated that the changes improved the project greatly and that the owner had made a

comment that she was also pleased with the revised project.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

B87-01 New Residence

Applicant: Mr. and Mrs. Dan Lerner

Address: 1157 North Lake Way

Architect: Glen P. Harris

Project Description: Construction of a new single story residence.

Demolition was approved at the October meeting. Review of the new residence was deferred from the October meeting at the architect ' s request and deferred from the November meeting for restudy.

Mr. Strawbridge, Mr. Zukov, Mr. Shaw, Mr. Bell and Mr. Adams said they met with the architect and reviewed the plans. Mr. Schuler said he spoke with the architect on the telephone.

Architect Glen Harris stated that they restudied the window openings and the shutters as requested at last month ' s meeting.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

B. NEW BUSINESS - MAJOR PROJECTS

B90-01 New Residence

Applicant: Anthony P. Solo

Address: 227 Angler Avenue

Architect: The Pandula Architects, Inc.

Project Description: New two-story residence

Mr. Wideman, Mr. Bell and Mr. Adams said they met with the architect and the owner. Mr. Shaw and Mr. Schuler said they met with the architect. Mr. Wheelock said he met with the architect and visited the site.

Architect Eugene Pandula presented the project. The house will have a series of hip roofs, Chinese Chippendale aluminum hand railings and wood columns at the entrance portico. Hurricane rated windows and doors will be used so the wooden shutters will be ornamental in nature only. The two tone building, darker at the bottom, of buff color and egg shell color will be complemented by the moss green roof which will have the look of slate.

Mr. Zukov asked Mr. Pandula to look at the floor plan of her bath with relation to the window which was exposing this area to the outside. Mr. Bell praised the drainage plan for this project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

C. DEFERRALS AND CONTINUATIONS - MINOR PROJECTS

A59-01 Landscape Lighting

Applicant: Mr. and Mrs. Bruce Gendelman

Address: 230 Kawama Lane

Architect: Smallwood Design

Project Description: Landscape lighting

The landscape and hardscape were approved at the October meeting. The landscape lighting was deferred from the October and November meetings for restudy.

Architect Raphael Saladrigas said the up light fixtures were reduced from sixteen to four up lights. Nineteen path lights and five silhouette lights are also part of the landscape lighting

project.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

A60-01 Fenestration Revisions

Applicant: Bill Walde

Address: 326 Seabreeze Avenue

Architect: Affiniti Architects

Project Description: Change at first floor, front fenestration and rear.

This project was deferred from the October meeting for restudy and deferred from the November meeting at the owner/builder ' s request.

No one was present to represent this project.

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

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

MOTION CARRIED UNANIMOUSLY.

The property owner was present at this time.

MOTION BY MR. BELL TO REVIEW PROJECT NUMBER A60-01.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

This project was heard after item #A70-01.

Owner/Builder, William Walde said he did not bring his architect for the presentation and that the architect did not supervise the construction of this project.

Mr. Frank said that he and Chairman Schuler visited the site and they found that the construction did not match the architect's drawing, but the architect was not involved in this redesign process. Mr. Walde was here to show how the project was built, not necessarily how it was approved.

Mr. Wheelock said he visited the site and the project was quite different from what was approved. Mr. Schuler said that when he went to the field, the height of the posts in the front differed from the original plans. It was the consensus of the commission that there were too many different styles of architecture on this house and the windows on the second floor should not cut into the cornice.

Mr. Walde presented working drawings of the project and said the windows were put in a little higher than the elevation drawings indicated because of the manufactured roof trusses and the manufactured windows, the roof truss company did not take into consideration the elevation of the windows. It is only 4 or 5 inches, nothing of major proportions. He commented that the muntin bars could be rearranged because they are only glued on the windows.

Mr. Frank said that there were more problems with this project than just the muntin bars. A number of changes to this project may be due to the construction considerations, but still a change has been made.

Mr. Bell said the roof trusses would not have to be altered in order to lower the windows.

Mr. Wheelock said that when the Commission approves a set of drawings prepared by an architect, then the owner decides to buy manufactured windows versus custom windows, and if mistakes are made and changes evolve, they should come back to the commission for approval. Dr. Rosenberg suggested that each element that was changed be shown and reviewed individually as this presentation was not clear as to what was originally approved and what was actually built. Mr. Shaw noted that the three windows that are tucked into the roof line and the dividers in the ½ round windows above the French doors are the two issues to be discussed.

MOTION BY DR. ROSENBERG TO DEFER THE PROJECT TO THE JANUARY MEETING TO HAVE AN ARCHITECT ADDRESS THESE CHANGES INDIVIDUALLY, TO HAVE SOME SUGGESTIONS, RECOMMENDATIONS, AND COLORED DRAWINGS, TO IDENTIFY EACH DISCREPANCY WITH LARGER SCALE DRAWINGS OF THE ELEMENTS THAT WERE CHANGED, AND ½ INCH SCALE DRAWING OF THE FRONT DOOR.

Under discussion:

Mr. Bell asked that the architect come back with some suggestions, not just talk about what they have already looked at, but to come back with some recommendations in writing and have drawings. Mr. Wheelock said that the more he looked at the plans, the more discrepancies he noticed between the two drawings. He wanted the architect to identify each and every discrepancy. Mr. Schuler noticed that the drawings showed different windows which had different widths and different lengths. Mr. Strawbridge suggested color renderings of the elevations which may make it easier for the Commission to distinguish what was changed. Dr. Rosenberg asked for larger scale drawings of the elements that were changed. Mr. Bell asked to have a 1/2 inch scale drawing of the front door.

MOTION SECONDED BY MR. ADAMS.

MOTION CARRIED UNANIMOUSLY.

A61-01 Landscape Lighting

Applicant: Westrend Development, Inc.

Address: 224 Barton Avenue

Architect: James M. Towery & Associates

Project Description: Landscape Lighting

The landscape and hardscape were approved at the October meeting. The landscape lighting was deferred from the October meeting for restudy and deferred from the November meeting as no one was present.

No one was present to present the project.

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

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

A66-01 Landscape & Hardscape

Applicant: W-3 Enterprises, Inc.

Address: 240 Seminole Avenue

Landscape Consultant: Armstrong Landscape Group, Inc.

Project Description: Landscaping and hardscaping for a new house.

This project was deferred from the November for restudy.

Mr. Wheelock said he visited the site.

Bruce Armstrong represented this project and said he has a licensed landscape architect review the plans and stamp them after he designs the plans.

Mr. Wheelock said that he was not convinced that the screening to the west was adequate to mitigate the new two-story home next door.

Mr. Armstrong said that a ten feet high hedge was installed along the west property line, the trees are larger at eighteen to twenty feet tall along this elevation as requested at last month ' s meeting and the revised drawings reflecting these changes were submitted to the town. The hardscape will include Herple stone and concrete pavers which look like old Chicago brick. He agreed to angle the cocoanut palms on either side of the hedge at the driveway entrance and to reduce the driveway entry width to fifteen feet.

MOTION BY MR. SHAW TO APPROVE THE PROJECT WITH THE PROVISION TO MAKE THE DRIVEWAY OPENING FIFTEEN FEET WIDE, MOVE THE HEDGE OVER, AND ADD A LARGE COCOANUT PALM TREE IN THE FRONT.

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY

D. NEW BUSINESS - MINOR PROJECTS

A68-01 Landscape & Hardscape

Applicant: One 50 Dunbar Road, Inc.

Address: 150 Dunbar Road

Landscape Consultant: Armstrong Landscape Group, Inc.

Project Description: New landscape and hardscape

Mr. Wheelock said he visited the site.

Bruce Armstrong presented an elevation drawing of the project which indicated that cocoanut palms will be densely planted along the front of the property. Herple stone will be used for the hardscape areas. The generator will be moved slightly from where it was indicated on the plans, but the plant coverage will be the same as shown.

The Commission commented that some of the areas of hard surfaces were unnecessary. The lighting on the building was overdone with approximately forty down lights placed every four to six feet along the roof soffit. The landscaping needs to be designed to kill the corners of the roof, from the north, west and east. The architectural as well a landscape lighting plans should be presented to the commission.

MOTION BY MR. WHEELOCK TO DEFER THE PROJECT TO THE JANUARY MEETING TO PRESENT A RENDERING OF THE ENTIRE SITE ON ONE PAGE, TO PRESENT AN OVERLAY DRAWING BETWEEN THE STREET AND THE BUILDING, TO RECONSIDER THE PLANT MATERIAL TO ACCOMPLISH SCREENING ON THE DUNBAR STREET END OF THE BUILDING AS WELL AS BETWEEN THE NEIGHBORS ON THE EAST AND WEST, REQUEST REVIEW OF THE LIGHTING PLANS, REDUCTION OF THE AREA OF HARD SURFACE, AND SUBMISSION OF SAMPLES OF THE PROPOSED HARDSCAPE MATERIAL.

MOTION SECONDED BY

MOTION CARRIED UNANIMOUSLY.

A69-01 Landscape & Hardscape

Applicant: Patty Dean and Park Miller

Address: 239 Tangier Avenue

Landscape Consultant: Armstrong Landscape Group, Inc.

Project Description: New Landscape and hardscape

Mr. Wheelock visited the site.

Bruce Armstrong said that arches that were previously on the property will be relocated to the rear of the property. The driveway material will be chattahoochee stones except at the garage entrance. All of the palms will be relocated and a very large sago will remain at the south east corner of the property.

The use of chattahoochee stones in the driveway was thought to be impractical and that it would not help with the site drainage.

MOTION BY MR. ADAMS TO DEFER THE PROJECT TO THE JANUARY MEETING TO RESTUDY THE DRIVEWAY MATERIAL AND BRING BACK A SITE PLAN.

MOTION SECONDED BY MR. BELL.

MOTION CARRIED UNANIMOUSLY.

A70-01 Landscape & Hardscape

Applicant: Ecclestone Signature Homes

Address: 137 Woodbridge Road

Architect: Krent Wieland Design, Inc.

Project Description: Landscape and hardscape plans

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

Landscape Architect Dan Mock presented elevation drawings which illustrated two driveway columns, two pedestrian columns, a three tiered metal fountain, and an existing ficus hedge at the front of the house. The other drawing indicated two podocarpus hedges, green island date palms, yesterday, today and tomorrow, two majools and five MacArthur palms planted in front of the ficus hedge at the street.

Mr. Wheelock said that this was a terrific scheme and he appreciated the trees that were added to screen the stairway windows.

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

MOTION SECONDED BY MR. WIDEMAN.

MOTION CARRIED UNANIMOUSLY.

VIII OTHER BUSINESS

Mr. Schuler asked the Commission Members to submit their comments relative the Mission Statement for discussion under the Other Business section at the next meeting.

He said that Ms. Close will distribute a memorandum regarding drainage issues for discussed at the next meeting and he asked her to have someone from the Public Works Department available for comments.

IX ADJOURNMENT

MOTION BY MR. BELL TO ADJOURN THE MEETING AT 12:25 P.M.

MOTION SECONDED BY MR. SHAW.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Review Commission will be held on January 23, 2002, beginning at 9:00 a.m.

Respectfully submitted,

John H. Schuler, Chairman