



MINUTES
ARCHITECTURAL COMMISSION
IN THE TOWN COUNCIL CHAMBERS
2ND FLOOR, TOWN HALL
360 S. COUNTY ROAD, PALM BEACH, FLORIDA

WEDNESDAY, OCTOBER 26, 2011, 9:00 a.m.

Please be advised that in keeping with a recent directive from the Town Council, the minutes of all Town Boards and Commissions will be “abbreviated” in style. Persons interested in listening to the meeting, after the fact, may access the audio of that item via the Town’s website at www.townofpalmbeach.com or may obtain an audio recording of the meeting by contacting Cindy Delp, Secretary to the Architectural Commission at (561) 227-6408. As a point of reference, you will find the recording times listed on these minutes at the beginning of each item.

I. CALL TO ORDER (8:59:27 a.m.)

Chairman Smith called the meeting to order at 9:00 a.m.

II. ROLL CALL (8:59:32 a.m.)

Jeffery W. Smith, Chairman	PRESENT
Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	UNEXCUSED
Nikita Zukov, Member	PRESENT
Ann L. Vanneck, Member	PRESENT
Henry Homes III, Member	PRESENT
Martin D. Gruss, Alternate Member	PRESENT
Peter I. C. Knowles II, Alternate Member	PRESENT
Alexander C. Ives, Alternate Member	PRESENT

Let the record show that Mr. Gruss and Mr. Knowles were voting members for today’s meeting.

Let the record show that a court reporter, Elaine Williams, was present for B-071-2011.

Staff members present were: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission

III. PLEDGE OF ALLEGIANCE (8:59:30 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 28, 2011 MEETING (8:59:59 a.m.)

MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.

V. **APPROVAL OF THE AGENDA : (9:00:01 a.m.)**

MOTION BY MRS. VANNECK FOR APPROVAL OF THE AGENDA TOGETHER WITH MOVING ITEM B-071-2011 TO THE END OF THE AGENDA.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY (9:00:54 a.m.)**

Mrs. Delp administered the oath to all those who wished to testify.

VII. **OTHER BUSINESS:** None

VIII. **PROJECT REVIEW (9:01:12 a.m.)**

A. **MAJOR PROJECTS - OLD BUSINESS (9:01:14 a.m.)** None

B. **MAJOR PROJECTS - NEW BUSINESS (9:01:16 a.m.)**

B - 065 - 2011 Demo/Reconstruct Beach Cabana

Address: 1170 North Ocean Boulevard

Applicant: Jan and Tom Moloney

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Demolition of existing 10 ft. x 20 ft. beach cabana and construction of new 16 ft. x 20 ft. beach cabana

Call for disclosure of ex parte communication: Disclosure by Mr. Zukov

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

LANDSCAPE PRESENTATION BY: Jeff Blakely, Blakely and Associates

Mr. Segraves provided the demolition report for the cabana which he stated was in poor condition.

MOTION BY MR. HOMES FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS RELATED TO SODDING AND IRRIGATING.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Segraves stated that the new cabana (special exception and variance approved by Town Council) will be placed on the south side of the property. The cabana, with operable shutters, will not be air conditioned and includes a four foot overhang for shade. Mr. Blakely presented salt tolerant plantings, Coconut Palms, and hedges along the street (no taller than 6 ft. in height). He noted that at least a 50% view of the ocean will be maintained. Some members commented that the overhang was out of proportion.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED 4-3, WITH MRS. VANNECK AND MESSRS. VILA AND SMITH OPPOSED.

Note: B-071-2011 moved to end of agenda.

[B - 072 - 2011 Awning](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 425 Worth Avenue PH-B

Applicant: John and Marilyn Keane

Architect: Anthony Minichetti, R.A.

Project Description: New fixed awning

Call for disclosure of ex parte communication: No disclosures

VARIANCE PRESENTATION BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Anthony Minichetti

After Ms. Ziska's review of the requested height and setback variances, Mr. Minichetti explained that the intent is to align this new white canvas awning with existing awnings and match the details of those awnings.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

MOTION BY MRS. VANNECK THAT IMPLEMENTATION OF THE PROPOSED VARIANCE WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

[B - 073 - 2011 Front Entry](#)

Address: 225 Sandpiper Drive

Applicant: Mary Gilbane

Architect: Ralph Cantin

Project Description: New Front Entry

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Ralph Cantin, Architect

Mr. Cantin presented the new covered entry pursuant to the submitted plans, and stated that the construction will require the relocation of one palm tree.

MOTION BY MR. VILA FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[B - 074 - 2011 Exterior improvements](#)

Address: 2560 S. Ocean Boulevard

Applicant: 2560 S. Ocean Boulevard Condominium Association Inc.

Architect: Douglas Root Architects Inc.

Project Description: Landscaping and exterior improvements to enhance the property's aesthetic design, sense of arrival and curb appeal by adding architectural lobby design, replacing balcony rails and making landscape improvements

Call for disclosure of ex parte communication: Disclosures by Mrs. Vanneck and Mr. Zukov. Mr. Lindgren requested deferral of this project to allow for proper notice.

**MOTION BY MR. VILA FOR DEFERRAL TO THE NOVEMBER MEETING.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

[B - 075 - 2011 Awning](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 130 Sunrise Ave PH-1 West

Applicant: Richard Hirsch

Architect: Ames Bennett

Project Description: Proposed new retractable awning over a portion of existing exterior patio

Call for disclosure of ex parte communication: Disclosure by Mr. Zukov

VARIANCE AND ARCHITECTURAL PRESENTATION BY: Attorney Peter Broberg and Tony Ziaja.

Mr. Broberg reviewed the side yard setback and height variances needed for this new white awning which will match other awnings on the building. It was noted that this awning is located on the 7th floor, rather than on the 6th floor as shown on the zoning application.

**MOTION BY MR. GRUSS FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.**

**MOTION BY MR. VILA THAT IMPLEMENTATION OF THE PROPOSED VARIANCE
WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT
PROPERTY.**

**MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED UNANIMOUSLY.**

C. **MINOR PROJECTS - OLD BUSINESS:**

[A - 023 - 2011 Facade Modification](#)

Address: 260 Clarke Avenue

Applicant: Arij Gasiunasen

Architect: David J. Gengler

Project Description: Add thin travertine veneer to front (north facing) facade and sides of entry terrace

Please note that this project was heard at the September meeting and deferred to October.

Call for disclosure of ex parte communication: Disclosures by Mr. Zukov and Mrs. Vanneck

MOTION BY MR. HOMES TO DEFER THIS TO THE END OF THE AGENDA. (Since the architect was not yet present.)

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

When the item was called again, later in the meeting....

ARCHITECTURAL PRESENTATION BY: David Gengler, Architect

Mr. Gengler presented a revised presentation in response to the comments made at last month's meeting. The quoins are now clad the same as the façade; grout joints line up; a travertine band separates the first and second floors, and some changes were made to the casings, sills, and brackets at second floor windows.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

**Let the record show that there was a short break at 10:12 a.m. The meeting reconvened at 10:20 a.m. with commission comments relative to B-071-2011 (see end of these minutes.)*

D. [MINOR PROJECTS - NEW BUSINESS \(9:25:48 a.m.\)](#)

[A - 025 -2011 Awning & Signage](#)

Address: 238 Worth Avenue

Applicant: Property Owner: Burton Handelsman for MacKenzie-Childs (Store Manager: Renee Bakarian)

Architect: Jason P. Drobot, R.A.

Project Description: Addition of a fabric awning and signage

Call for disclosure of ex parte communication: Disclosures by several members

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Brasseur & Drobot Architects

Mr. Drobot presented the proposed awning designed in the MacKenzie-Childs courtly check pattern. The canvas will be handpainted and the colors blended and muted. The awning was not well received, so Mr. Drobot requested deferral.

MOTION BY MR. HOMES FOR DEFERRAL (TO THE NOVEMBER MEETING).

MOTION SECONDED BY MESSRS. ZUKOV AND GRUSS.

MOTION CARRIED UNANIMOUSLY.

[A - 026 - 2011 Exterior modifications](#)

Address: 1065 North Lake Way

Applicant: Frank and Diana Rath

Architect: SKA Architect + Planner/Patrick W. Segraves, A.I.A.

Project Description: Remove existing doors and windows and replace with new impact doors and windows and new impact mahogany front door and sidelites, new front walk and new front entry steps

Call for disclosure of ex parte communication: Disclosure by Mr. Zukov

ARCHITECTURAL PRESENTATION BY: Patrick W. Segraves, SKA Architect + Planner

Mr. Segraves presented the project as stated above. Existing paned, non-impact windows will be replaced with clear glass impact windows. The existing concrete walk will be re-done in brick. The project also includes a change in location and sill height of some of the windows.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

B. MAJOR PROJECTS: NEW BUSINESS: (continued):

[B - 071 - 2011 Demolition/Construction New Residence](#)

Address: 1071 North Ocean Boulevard

Applicant: 1071 North Ocean Boulevard Trust dated April 19, 2011, Maura Ziska, Trustee

Architect: Smith and Moore Architects Inc.

Project Description: Demolition of an existing two-story residence and construction of a new two-story residence and pool. Final hardscape and landscape.

Since a model is required for this project, but the model had not yet arrived, Attorney Maura Ziska requested that they be permitted to present the project to obtain feedback from the commission.

MOTION BY MR. GRUSS TO PERMIT THE PRESENTATION.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

Call for disclosure of ex parte communication: Disclosures by all, except for Mr. Homes.

ARCHITECTURAL PRESENTATION BY: Harold Smith, Smith and Moore Architects
and Fred Bissinger, Design Architect from PA

LANDSCAPE ARCHITECT: John Lang, Lang Design Group

Mr. Smith provided the demolition report for the house at 1070 N. Ocean Boulevard. It should be noted that the proposed new home will be placed on the joined parcels (1070 and 1071 N. Ocean Boulevard). Mr. Lang continued with the landscape presentation related to the demolition of the structure.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION OF THE
HOUSE AT 1070 NORTH OCEAN BOULEVARD WITH THE TYPICAL CAVEATS
FOR SODDING AND IRRIGATING.**

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

Mr. Smith noted that the property at 1071 North Ocean Boulevard is already a vacant lot, which will be joined with 1070 North Ocean Boulevard. He reviewed neighboring homes as to style and size, noting that the predominant architectural style in the neighborhood is Mediterranean. He described the proposed new home as symmetrical in plan and elevation; centered on the lot; having two driveway entrances, an entry terrace, a parterre with cascading fountain; and, a

vanishing edge pool with terraces on the ocean. The house meets all of the Town's zoning requirements. Design Architect Fred Bissinger continued with the plans and elevations. He explained that the design was meant to maximize views to the ocean, and was inspired by the French Riviera or Monte Carlo. Mr. Bissinger, while quite pleased with his front elevation, admitted that the rear elevation might be weaker, and as such, presented a design alternative.

John Lang stated that the landscape is designed to have the feeling of a classic Parisian estate...symmetrical and formal...with two driveway entrances, a French fountain in the front, an upper terrace or forecourt, and a horizon edge pool with terraces in the rear. The main driveways will be in precast with Belgian block, with brick on the service areas. A 14 ft. hedge is planned for the front of the property with some Majul Palms. The rear landscape is much more open and exposed, so salt tolerant materials will be used. As the model had still not arrived....

MOTION BY MRS. VANNECK TO DEFER THIS PROJECT TO THE END OF THE MEETING.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

At this point, the commission returned to A-023-2011, 260 Clarke Avenue, since the architect had arrived.

When B-071-2011 was called again, the model had still not arrived. Commission members offered their comments, and it should be noted that the model arrived while those comments were being offered. A sampling of those comments is as follows: The street facade is very successful; custom tile work will be required on the roof; troubled by the ocean facade...it does not appear to match the front facade; use some restraint on the hardscape; the driveway entrance is too ornate and very dissimilar to anything else in Town; problem with outdoor kitchen on oceanfront facade; the driveway with fountains looks too commercial; a service drive is essential; the design is romantic and French, but the ocean facade does not translate; remove all of those arches on the ocean facade; overhang at master bedroom bay window does not work; the cupola is too large; biggest concern is with the landscape/hardscape; the parterre is too visible; too many water features...very commercial; be sensitive to the neighbors; use a mansard roof on the oceanfront, rather than a hipped roof; the roof styles on the front façade are very successful, but not on the oceanfront facade; noted that cooling tower location has not yet been determined; simplify the oceanfront; use restraint with the front fountain; great first start and great recommendations given.

MOTION BY MR. HOMES FOR DEFERRAL (TO THE NOVEMBER MEETING).

MOTION SECONDED BY MRS. VANNECK AND MR. VILA.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (10:37:04 a.m.) None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (10:37:05 a.m.) None

XI. ADJOURNMENT:

MOTION BY MRS. VANNECK TO ADJOURN THE MEETING AT 10:48 A.M.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on FRIDAY, November 18, 2011 at 9:00 a.m. in the Town Council Chambers, 2nd floor, Town Hall, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Jeffery W. Smith, Chairman

ARCHITECTURAL COMMISSION

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