



**ARCHITECTURAL COMMISSION
IN THE TOWN COUNCIL CHAMBERS
360 SOUTH COUNTY ROAD
PALM BEACH, FLORIDA**

WEDNESDAY, SEPTEMBER 28, 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 (8:58:12 a.m.)

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

II. ROLL CALL (8:59:02 a.m.)

Jeffery W. Smith, Chairman	PRESENT
Robert J. Vila, Vice Chairman	PRESENT
Kenn Karakul, Member	PRESENT
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 (arrived at 9:08 a.m.)

Staff members present: John S. Page, Director of Planning, Zoning & Building, John Lindgren, Planning Administrator, and Cynthia Delp, Secretary to the Architectural Commission. Town Attorney, John Randolph was not present.

III. PLEDGE OF ALLEGIANCE (8:59:23 a.m.)

IV. APPROVAL OF THE MINUTES FROM THE AUGUST 24, 2011 MEETING (8:59:44 a.m.)

**MOTION BY MR. HOMES FOR APPROVAL OF THE MINUTES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

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

**MOTION BY MR. VILA FOR APPROVAL OF THE AGENDA.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

VI. **ADMINISTRATION OF THE OATH TO PERSONS WHO WISH TO TESTIFY (9:00:09 a.m.)**

Mrs. Delp administered the oath at this time and as necessary throughout the meeting.

VII. **OTHER BUSINESS: (9:00:23 a.m.)** None

VIII. **PROJECT REVIEW (9:00:29 a.m.)**

A. **MAJOR PROJECTS - OLD BUSINESS (9:00:33 a.m.)**

B - 057 - 2011 Balcony Enclosure

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 146 Seminole Avenue

Applicant: Stephen D. Haymes

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

Project Description: Enclose second floor front balcony and remove existing doors and replace with windows. *Variance for cubic content ratio requested.*

Please note that after hearing this item at the August meeting, there was a motion for deferral to the September meeting.

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

VARIANCE PRESENTATION BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Patrick Segraves, Architect

Ms. Ziska explained the requested cubic content ratio variance. As a result of the feedback received at last month's meeting, Mr. Segraves presented revised drawings: revised balcony enclosure with hip roof, remove of the planter box above the front door, replace planter box with cast stone, re-landscape front and back yard increasing green space, and change front doors to wood/glass/iron doors.

**MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED WITH THE PROVISIO
THAT THE TWO (2) LIGHTS ARE REMOVED ON THE FRONT FACADE.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

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

[B - 059 - 2011 Convert duplex to single family home](#)

Address: 237-239 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint and new landscape.

Please note that this item was deferred from the August meeting at the request of the applicant, but it had not been heard at that meeting.

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

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect

Daniel Menard, Architect, LaBerge & Menard

LANDSCAPE PRESENTATION BY: Keith Williams, Mario Nievera Design Inc.

Mr. Menard explained that this existing 1954 duplex building will be remodeled into a single family dwelling and its present unattractive architecture will be changed for a much more charming appearance to include removal of the existing front stairs, enclosure of the volume under the existing stairs to create an entry vestibule and mechanical closet, add second floor balcony with metal railing, remove and replace all existing windows with Mediterranean style windows (metal painted brown to look like mahogany), stucco exterior, and lanterns. Mr. Williams stated that the driveway remains as existing, and described the landscape changes.

MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

[B - 060 - 2011 Convert duplex to single family home](#)

Address: 231-233 Oleander Avenue

Applicant: Oleander Development LLC (Alexander Hufty Griswold)

Architect: Michael Johnson

Project Description: Remodeling a 1260 sq. ft. duplex into a single family home. Interior renovations, creation of a front entry hall and second floor balcony within the existing footprint. Impact windows, new paint, new landscape.

Please note that this item was deferred from the August meeting at the request of the applicant, but it had not been heard at that meeting.

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

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect

Daniel Menard, Architect, LaBerge & Menard

LANDSCAPE PRESENTATION BY: Keith Williams, Mario Nievera Design Inc.

Similar to the last agenda item, this 1950's duplex will be converted to a single family dwelling, but this residence will be remodeled in the Bermuda style with a cement tile roof painted white, white metal windows, yellow stucco with medium blue shutters, and railings (different in style

from the previous presentation). As for the landscape/hardscape, the only difference is that trees, other than palm trees, will be used at this home to differentiate it from the previous project.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

B. **MAJOR PROJECTS - NEW BUSINESS (9:17:29 a.m.)**

B - 061 -2011 Demolition & Construct New Guest House

Address: 1950 S. Ocean Boulevard

Applicant: Earle Mack

Architect: Thomas M. Kirchhoff, AIA, PA

Project Description: Demolition of existing non-conforming 3 story guest house. New two-story guest house.

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Thomas M. Kirchhoff, Architect

Mr. Kirchhoff explained that he has been working on this John Volk designed home for the past four years. A variance has been obtained to remove and replace the guest house. Its details will mimic the main house. There are no changes to the landscape/hardscape.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 062 -2011 Porch Addition and Hardscape

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 242 Seaspray Avenue

Applicant: James G. Pressly III & Pamela K. Pressly

Architect: Brasseur & Drobot Architects

Project Description: The project consists of the removal of an existing uncovered brick entry stair, removal of 180 sq. ft. of the existing driveway, the addition of a 160 sq. ft. covered entry/porch to match the character of the existing two story Bungalow style home, the addition of a brick walkway from the front of the property to the new entry/porch. *Variances requested for cubic content ratio, front yard setback, east side yard setback and lot coverage*

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

VARIANCE PRESENTATION BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Jason Drobot, Architect, Brasseur & Drobot

Ms. Ziska explained the requested variances for this addition. Mr. Drobot justified the need for the addition to provide a covered front entry and shelter from the elements at this Craftsman styled home. He continued with the architectural presentation pursuant to submitted plans.

MOTION BY MR. ZUKOV THAT IMPLEMENTATION OF THE PROPOSED VARIANCES WILL NOT CAUSE NEGATIVE ARCHITECTURAL IMPACTS TO THE SUBJECT PROPERTY.

**MOTION SECONDED BY MESSRS. KARAKUL AND VILA SIMULTANEOUSLY.
MOTION CARRIED UNANIMOUSLY.**

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MRS. VANNECK.

MOTION CARRIED UNANIMOUSLY.

B - 063 - 2011 Demolition and New Construction

Address: 120 Reef Road

Applicant: Charles S. and Melinda Duncker

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

Project Description: Demolition of existing one-story Bermuda-style home. Construction of new two-story Island-style home to be approximately 9,800 square feet including balconies and loggias. New home will consist of one and two-story main house, one-story pool cabana and four-car garage building and 200 square foot beach cabana

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

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

LANDSCAPE/HARDSCAPE PRESENTATION BY: Jeff Blakely, Landscape Architect

Mr. Segraves provided the demolition report for removal of the existing house and pool. Hedges along Reef Road will remain, along with much of the existing landscaping on the north and south sides.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED UNANIMOUSLY.

Mr. Segraves advised that variances have already been obtained from the Town Council for this project. Please note that the architect presented a model of the house for use in his presentation of the project, as described above. The new home will be done in the British Colonial style with a wood shingle roof, copper gutters, and white exterior with charcoal shutters and tone on tone white trim. Both the pool and beach cabanas will have wood shingle roofs as well. It was noted that the beach cabana has no windows, only operable shutters. Mr. Blakely advised that most of the existing vegetation on site will be re-used on site, or donated, and continued with the landscape/hardscape presentation per the submitted plans.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[B - 064 - 2011 Addition](#)

ARCOM TO MAKE RECOMMENDATION RELATIVE TO VARIANCE(S)

Address: 17 Middle Road

Applicant: Lee Sadrian Kellogg & Cynthia Kellogg

Architect: MP Design & Architecture, Inc.

Project Description: Two story addition on Northwest corner with garage & guest bedrooms above. Two story addition - loggia, family room, master bedroom & guest bedroom above. Bay window to match existing, cabana loggia with terrace above new pool, landscape and hardscape. *Variance requested for side yard setback*

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

VARIANCE PRESENTATION BY: Attorney Maura Ziska

ARCHITECTURAL PRESENTATION BY: Michael Perry, MP Design & Architecture Inc.

LANDSCAPE PRESENTATION BY: Keith Williams, Mario Nievera Design Inc.

Ms. Ziska explained the variance requested for the project. Mr. Perry presented the additions for this Maurice Fatio 1934 designed home as described above and per the submitted plans. All doors/windows will be updated to hurricane rated units. Colors: White stucco with white trim, hunter green shutters, mahogany stained front door, and a light grey cement tile roof. Mr. Williams provided the landscape/hardscape presentation, including but not limited to: removal of the existing driveway and pool; new driveway done in red St. Louis brick; new lap pool - 12 ft. x 50 ft. and spa; re-use of existing vegetation as well as new plantings; more grassy area in rear; and parking areas, fountains, terraces, etc. per the submitted plans. Members were in general support of the project, but some commented negatively regarding: the variance because it involved a two-car garage in front of the house; landscape overdone; and, problem with window at garage.

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

MOTION SECONDED BY MR. KARAKUL.

MOTION CARRIED 6-1, WITH MR. SMITH OPPOSED.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED WITH THE SUGGESTION TO SPLIT THE WINDOW OVER THE GARAGE, AND TO EFFECT THE CHANGES AS SUGGESTED IN THE REAR BY MRS. VANNECK.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[B - 066 - 2011 Demolition and New Construction](#)

Address: 168 Seaspray Avenue

Applicant: Mario and Susan Mercurio

Architect: Michael J. Johnson Architect

Project Description: Demolition of existing structure and construction of new single family dwelling. New structure to be two story CBS construction with stucco exterior finish. Preliminary landscape. Preliminary hardscape to include a pool.

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

ARCHITECTURAL PRESENTATION BY: Michael Johnson, Architect
Daniel Menard, Architect, LaBerge & Menard
LANDSCAPE PRESENTATION BY: Steve Kvarnberg, KVL A Design, Inc.

Mr. Johnson briefly introduced the project, followed by the full presentation by Mr. Menard. He stated that no history was available relative to this house for a demolition report. Originally, repair and restoration of this property was planned, but that plan was later abandoned in favor of demolition and new construction. The new home, on this very narrow lot, will be 20 ft. wide x 70 ft. long with a pool in the rear, and requires no variances. The plans include a lower than grade two-car garage (to minimize views of the garage door) at elevation 7.5 ft., with a trench drain and sump pump to address flooding issues. Mr. Menard referred to the architectural style as a folly in the Dutch Cape style. The house will be white stucco with mahogany windows, doors, and shutters and an imitation grey slate roof. Mr. Kvarnberg noted that there are plans to retain as much of the perimeter landscaping as possible during the demolition phase; that some vegetation may be relocated to accommodate the driveway; and, then presented the preliminary landscape plan only.

Mr. Lindgren advised that he had received an e-mail (which he read into the record) from a neighbor, Joan Debie at 164 Seaspray, wherein she outlined her concerns regarding falling construction debris and requested that barriers between the properties be sufficiently adequate to prevent damage. A second correspondence, a letter, was received from Ms. Debie wherein she submitted a survey for review in consideration of the proposed generator location. Mr. Lindgren also reported that Martin Gauthier, Town Engineer, believes that the sunken garage will flood and will eventually become a problem for the Town.

The commission had mixed opinions relative to the proposed architectural style and also to the sunken garage aspect of the plans.

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED.
MOTION SECONDED BY MRS. VANNECK.
MOTION CARRIED 5-2, WITH MESSRS. SMITH AND HOMES OPPOSED.

**MOTION BY MRS. VANNECK FOR APPROVAL OF THE DEMOLITION WITH THE
TYPICAL CAVEATS FOR SODDING AND IRRIGATING.**
MOTION SECONDED BY MR. VILA.
MOTION CARRIED UNANIMOUSLY.

Let the record show that there was a short break from 10:42 a.m. to 10:48 a.m.

B - 067 - 2011 New Residence

Address: 1255 South Ocean Boulevard

Applicant: Thomas Peterffy

Architect: Smith and Moore Architects Inc., Daniel Kahan

Project Description: Presentation of a new two-story residence, landscape, hardscape and pool

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

ARCHITECTURAL PRESENTATION BY: Daniel Kahan, Architect, Smith & Moore Architects
LANDSCAPE PRESENTATION BY: Jorge Sanchez, Sanchez & Maddux

Let the record show that a model of the home was brought for the presentation. Mr. Kahan advised that there are restrictions on Lot 7 of this project and a subdivision agreement is currently pending. As a result, the boardwalk through the Mangroves and the entry gate have been deleted from today's request. This will be an Italian country villa. Persons will enter the property driving through lush landscaping before arriving at the home on the other side of this three acre property. The house is symmetrical with bronze and verdigris doors, limestone surrounds on windows, mahogany windows, Venetian style stucco exterior in a mottled affect, handmade clay barrel tile roof, and a one story link to the service building (which is at a lower height with simpler details). Mr. Sanchez presented the landscape/hardscape which was designed to maximize the potential of this site to include a collection of Palms, Mangroves, Bamboo, a large oval lawn area, a tabby driveway bordered by Dominican stone, motor court with Dominican stone, and a vanishing edge pool.

**MOTION BY MR. HOMES FOR APPROVAL AS PRESENTED, MINUS THE GATES AND COLUMNS, AND MINUS THE BOARDWALK THROUGH THE MANGROVES.
MOTION SECONDED BY MR. KARAKUL.
MOTION CARRIED UNANIMOUSLY.**

B - 068 - 2011 Demolition

Address: 109 Jungle Road

Applicant: Casa PB LLC (Margaret S. Bilotti, Managing Member)

Architect: Bridges, Marsh & Associates Inc.

Project Description: Demolition of existing residence and pool

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Mark Marsh, Architect, Bridges Marsh & Associates

Mr. Marsh provided the required demolition report, and testified that all perimeter landscaping will be preserved. He presented a letter from Dr. Jane Day, Staff Historic Preservation Consultant, wherein she states that this building has little historical significance.

**MOTION BY MR. KARAKUL FOR APPROVAL OF THE DEMOLITION WITH THE TYPICAL CAVEATS FOR SODDING AND IRRIGATING.
MOTION SECONDED BY MR. HOMES.
MOTION CARRIED UNANIMOUSLY.**

C. **MINOR PROJECTS - OLD BUSINESS:** None

D. **MINOR PROJECTS - NEW BUSINESS (11:11:32 a.m.)**

A - 021 - 2011 Window/Door, Roof, Pool Hardscape

Address: 210 Ocean Terrace

Applicant: Suzanne & Joe McDivitt

Architect: Mesa Architecture

Project Description: Window and door replacement, roof modification and roof tile replacement, new pool hardscape and new drainage

Call for disclosure of ex parte communication: Disclosure by Mrs. Vanneck

ARCHITECTURAL PRESENTATION BY: Stephen Roy, Architect, Mesa Architecture

Mr. Roy stated that the project includes raising a portion of the roof by two feet, replacing doors and windows, modifying two bay window openings, new entry door (six panel mahogany with sidelites), removal of pool deck and replace with cast stone set on sand, replace garage doors, replace entire roof with a slurry concrete tile. (It should be noted that the plans include a very small bump out addition [increases footprint 1 ft. 6 in.] at the master bath, though that was not included in the project description as submitted.)

MOTION BY MR. ZUKOV FOR APPROVAL AS PRESENTED, BUT SIMPLIFY THE GARAGE DOORS.

MOTION SECONDED BY MR. HOMES.

MOTION CARRIED UNANIMOUSLY.

[A - 022 - 2011 Signage](#)

Address: 150 Worth Avenue #115A

Applicant: Worth Avenue Association LTD

Architect: Keith Spina

Project Description: Revise previously approved signage size

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Keith Spina, Architect, GS&P Architects

Mr. Spina presented a HUBLOT sign with 12" letters to replace the previously approved 8.5" tall letters. The commission felt that 12" letters were too large.

MOTION BY MRS. VANNECK FOR APPROVAL OF 10" LETTERS.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED 6-1 WITH MR. SMITH OPPOSED (as he preferred 8.5").

[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

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: David Gengler, Architect

After the presentation, the commission members indicated that they were not in favor of the change, preferring the existing condition and viewing the proposed change as inappropriate.

MOTION BY MR. HOMES FOR DEFERRAL (TO OCTOBER).

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

A - 024 - 2011 Gates & Piers

Address: 854 S. County Road

Applicant: Joel Kassewitz

Architect: Roger P. Janssen of Dailey Janssen Architects

Project Description: Modification to previously approved entry gates and piers at existing residence. Entry piers to be stucco over CMU and the entry gates will be cypress frame and spindles, painted white

Call for disclosure of ex parte communication: No disclosures

ARCHITECTURAL PRESENTATION BY: Roger Janssen, Architect, Dailey Janssen Architects

Mr. Janssen stated that after reviewing the approved gates further, he determined that the scale would be better if the gate height was increased.

MOTION BY MR. KARAKUL FOR APPROVAL AS PRESENTED.

MOTION SECONDED BY MR. VILA.

MOTION CARRIED UNANIMOUSLY.

IX. COMMUNICATIONS FROM CITIZENS (3 MINUTE LIMIT PLEASE) (11:38:58 a.m.): None

X. COMMENTS OF THE ARCHITECTURAL COMMISSION AND DIRECTOR OF PLANNING, ZONING AND BUILDING DEPARTMENT: (11:39:00 a.m.): None

XI. ADJOURNMENT: (11:39:05 a.m.)

MOTION BY MRS. VANNECK TO ADJOURN AT 11:45 A.M.

MOTION SECONDED BY MR. ZUKOV.

MOTION CARRIED UNANIMOUSLY.

The next meeting of the Architectural Commission will be held on Wednesday, October 26, 2011 at 9:00 a.m. in the Town Council Chambers, 2nd floor, 360 South County Road, Palm Beach, Florida.

Respectfully submitted,

Jeffery W. Smith, Chairman
ARCHITECTURAL COMMISSION

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